

AFFIDAVIT AFFECTING TITLE

Re: Snow King Planned Resort District Master Plan

COMES NOW JEANNE JACKSON, MAYOR OF THE TOWN OF JACKSON, WHO, BEING SWORN ON HER OATH, DEPOSES AND SAYS:

That the Town of Jackson Town Council on December 18, 2000 did approve the Snow King Planned Resort District Master Plan and Conditions, attached. The Snow King Master Plan includes background information and explanations and is intended to specifically govern development at Snow King Resort.

Further your Affiant sayeth naught.

Jeanne Jackson

STATE OF Wyoming

COUNTY OF Teton

The foregoing Affidavit Affecting Title was subscribed, sworn to acknowledged before me by JEANNE JACKSON this 16th day of July, 2001

WITNESS my hand and official seal.



Cynthia A. Nicholson
Notary Public

My commission expires: 2/2002

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Grantee: THE PUBLIC
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SNOW KING PLANNED RESORT DISTRICT MASTER PLAN

Consultants

**VLA, Inc.
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SNOW KING RESORT MASTER DEVELOPMENT PLAN

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INTRODUCTION

Background

In April of 1997, the Town of Jackson and Teton County adopted specific regulations to allow for the review and approval of Planned Resort districts within each jurisdiction. The regulations, included as Division 2500 of the Town's Land Development Regulations (LDRs), outline the Purpose and Intent, Applicability, Procedure, Standing, Amendments, Expiration, Extension and Reconsideration, Standards Applying to all Planned Resorts, and Findings of Approval applicable in the Planned Resort District. In the Town of Jackson, the only Planned Resort District is the Snow King Ski and Summer Resort. Division 2500 of the Town's LDRs specifically pertains to the review of the Snow King Ski and Summer Resort located within the Town of Jackson. Thus, this Snow King Resort Master Plan has been reviewed and approved according to the procedures outlined in Division 2500 and is not be subject to the other requirements of the Town's LDRs.

This Snow King Resort Master Plan has gone through a series of Joint Town and County Planning and Zoning Commission, Town Council and Board of County Commissioners meetings and workshops prior to the submission and approval of this final document. Final approval took place on December 18, 2000.

A Text Amendment to Section 2550.M.3.b. (2) of the Jackson Land Development Regulations (LDRs) was also approved by the Town Council, and amended this section to ensure consistency between the LDRs and this master plan. Furthermore, the amendment provides clarity in regards to what square footage is included when calculating the total allowable square footage allowed in the Snow King Master Plan. The enclosed copy of Division 2500 incorporates this Amendment.

The review process of this Snow King Resort Master Plan included a thorough review of each Chapter of the plan by the Town and County Planning and Zoning Commissions. Subsequent to the comments and suggestions raised by the Commissions, the document was revised to address the identified issues. Staff made all the required findings for approval and recommended approval with conditions that have been incorporated into this final document.

At the December 13, 2000 Joint Town and County Planning and Zoning Commission meeting both Commissions forwarded a positive recommendation to Town Council on the proposed Master Plan. At their December 18, 2000 meeting, the Town Council unanimously approved this Master Plan. All the conditions for Approval that were part of the motion have been incorporated into this final document.

This Master Plan applies to all properties located within the Snow King Planned Resort District. This approved Master Plan acts as a Sketch Plan as per Section 51200 Development Plan of the Town's LDRs. Prior to commencement of construction or operation of a new land use within the Planned Resort District, each individual application will be required to obtain a Final Development Plan and Building Permit from the Town. References to Final Development Plans within this document refer to Intermediate and/or Major Development Plans as defined in the Town of Jackson Land Development Regulations (LDR's) Article V Division Section 51200.C.4 - Thresholds for Development Plans. Therefore Minor Developments, as defined in the LDR's, are exempt from Final Development Plan Review. Also, any such Minor Development(s) will not trigger any of the requirements set forth within this Master Plan that are tied to a Final Development Plan application.

This Snow King Resort Master Plan addresses all the specific submittal components outlined in Section 2530.A.2 of the LDRs, which includes the following:

1. Statement of Purpose
2. Master Site Plan
3. Dimensional Limitation Plan
4. Design Guidelines
5. Transportation Demand Management Plan
6. Housing Mitigation Plan
7. Capital Improvements Plan
8. Land Use Plan
9. Phasing Plan

Chapter 1: Statement of Purpose and Existing Conditions

The LDRs state that the intent of this Chapter is to describe the rationale for the proposed resort expansion and describe the design theme for the resort. In addition, the Chapter should also describe how the resort master plan fulfills the intent of this Division 2500, as specified in Section 2510, Purpose and Intent.

This document clearly articulates the overall intent of the resort master plan and the rationale for the expansion of the resort in statements such as the following:

“A primary purpose of this Master Plan is to create a vibrant mixed-use resort complex including a multi-faceted conference/convention center and community facility for Jackson, a facility that contributes to the economy of downtown and also serves as a permeable border between the town and the mountain.”

“As a community partner Snow King offers the community, through this Master Plan, limits of development predictability, preserved open space, access to forest lands, and many other positive attributes discussed in this document.”

The purpose and intent as described in Section 2510 of the LDRs is further defined and clarified by this plan on pages I.A.5 and 6 with an additional twenty four bullet points describing the purpose and intent to be achieved by the Master Plan in terms of the built environment, impacts on the community and the role the resort will play in the greater Jackson Hole area.

The second purpose of this chapter is to provide a background for the master plan by describing the existing conditions, extend of the master plan winter and summer use maps and land ownership within the subject area. This purpose has been additionally addressed through the inclusion of both written and visual descriptions of the subject property and explanation of both existing and planned resort development. This section also clarifies how the existing development already in place within the Planned Resort District is dealt with after this Master Plan was adopted.

Chapter 2: Consistent with the Comprehensive Plan

The purpose of this chapter is to ensure that the resort master plan is consistent with the goals and objectives of the Jackson/Teton County Comprehensive Plan. This document provides a clear documentation as to how the proposed plan meets the goals and objectives of the Comprehensive

Plan. Staff concurred with this document's statement that a balance between what the resort brings to the community in terms of jobs, tax revenue, meeting space and recreational opportunities must be balanced with the associated impacts of these benefits on public infrastructure (roads, sewer and water systems, transit, etc.), and demand for employee housing. It is important to recognize that the Comprehensive Plan anticipated the growth and expansion of all resort areas in Teton County while at the same time maintaining the community character of Jackson Hole as shown in the following statements from the Comprehensive Plan:

"To support a balance of growth among residential, commercial and resort development to preserve and enhance community character."

"To manage the rate of growth in the residential, resort and commercial sectors in a way that allows the community to change while preserving community character."

"Teton County's three ski resorts all have significant growth potential (described in Chapter 2). The resorts are obviously important to the community; they make Teton County a two-season resort area and add to the quality of life for local residents".

Staff found that the proposed plan is consistent with the Comprehensive Plan by providing a well designed and thought out plan that will be a benefit to local residents and visitors while at the same time addressing the associated impacts of the proposed expansion on the local community.

Chapter 3: Compliance with the Land Development Regulations

The LDRs in Division 2500 Planned Resort District state that an applicant for a Planned Resort master plan may propose, and the Town Council may approve, alternative standards for development that are consistent with the purpose and intent of Division 2500. In addition Division 2500 states that it is fully consistent with the Division that Planned Resorts may have dimensional, design, and other development standards different from those described in other sections of these LDRs due to the unique circumstances of, and community objective for, resort development. Staff determined that this master plan meets the requirements for a sufficient application per Division 2500 LDRs and is thus in compliance with the LDRs. Furthermore, as described in Chapter 1: Statement of Purpose and further described in this chapter the proposed master plan is consistent with Section 2510 Purpose and Intent and Section 2150 which defines a Planned Resort District. Finally, the chapter addresses the required findings as per Section 2560 of the LDRs.

Chapter 4: Master Site Plans

The master site plans depicted in this Chapter clearly illustrate the proposed development and the site characteristics. This Chapter stresses that the backbone of the master plan is the pedestrian circulation routes that run through the resort connecting the various outdoor and indoor facilities and activities. These routes are clearly shown by the Snow King Resort Circulation, Pathways and Sidewalks Map and the Snow King Resort Vicinity Trail Network Map included in this Chapter. It is appropriate to provide two master site plans one for summer and one for winter, due to the differences in site circulation and activities at the resort depending on the season. Both the summer and winter master site plans clearly illustrate the location of development, vehicular and pedestrian circulation and interaction between the built and natural environment making up the resort. The inclusion of a sub-area plan on page IV.D is critical to show the resort in more focused and centralized areas for more detailed discussion throughout the remainder of the master plan.

Chapter 5: Land Use Plan

The intent of the land use plan is twofold. First, to identify the allowable land uses within a proposed Planned Resort. Second to describe the amount and type of development that is to be expected as a result of the proposed master plan.

The land use designations are consistent with both the masterplan's design theme and the character objectives for the resort, as specified in Chapter VI Design Guidelines of this master plan.

Various conditions for approval have been incorporated into the body of this Chapter.

This Chapter also includes a chart depicting the amount and type of development proposed in the master plan in an Example Development Chart. This proposed development example is only to be used as an example of what may be developed on site. The example development scenario is necessary in order to determine the possible impacts and required facilities and services as a result of the proposal. The proposed development example is consistent with the need for resort expansion as well as with the primary purpose of the master plan to: *"create a vibrant mixed-use resort complex including a multi-faceted conference/convention center and community facility for Jackson, a facility that contributes to the economy of downtown and also serves as a permeable border between the town and the mountain."*

Chapter 6: Design Guidelines

The intent of this Chapter is to provide design guidelines to establish standards for buildings, spaces, signs and lighting within the resort district along with a mechanism for their implementation. The LDRs state that the design theme of the resort shall be defined by the applicant and be consistent with the standards of Division 2500.

Section 2540. G of the LDRs establishes seven individual criteria upon which the proposed Design Standards are to be evaluated.

The first criteria described as General in the LDRs establishes whether the proposed Guidelines will create a sense of place. The master site plan satisfies this requirement with three defined primary outdoor spaces. Each one of these locations (Entry Court, Pedestrian Plaza, Pool Courtyard) is designed for a specific function, provide connectivity between the various elements of the resort and take advantage of the natural features found in the area.

The second criteria: Architecture, is satisfied by the proposed Guidelines including sections on Building Form, Massing and Character, Roofs, Exterior Materials, Windows, Commercial Frontage-Entryway, Decks and Balconies, color and Sub-Area 2 Specific Guidelines. The description and criteria provided in these sections will provide base standards upon which individual Final Development Plans can be evaluated for consistency with the master plan.

The third criteria: Bulk and Scale, has been addressed in the Building Form, Massing and Character section of this Chapter. In addition, the Chapter VII Dimensional Limitations, graphically shows the three dimensional building envelope dimensions, Circulation Overlay Zone and Building Envelope Sections designed to control the bulk and scale of the proposed development.

The fourth and fifth criteria: signage and lighting, although addressed in the master plan, shall be further researched and approved as separate sections prior to the submission of the first Final Development Plan for the resort.

The sixth criteria: Site Planning, has been adequately addressed in the master plan in various chapters including Chapter II Master Site Plans, Chapter VI Design Guidelines, Chapter VII Dimensional Limitations Plan and Chapter IX Transportation Elements.

The seventh criteria: Character element, as per Section 2550 .M, has been incorporated successfully into the proposed Design Guidelines. The resort will have a definable architectural character and site design that meets the standards identified in Section 2550. M of the LDRs for the Snow King Resort.

Chapter 7: Dimensional Limitation Plan

The intent of the proposed Dimensional Limitation Plan is to specify dimensional limitations necessary to achieve the design theme identified for the master plan. The plan includes floor areas and floor area ratios, densities, landscape ratios, height, setbacks, building envelopes, etcetera, or other lines delineating areas on which restrictions of development are to be imposed and areas in square feet for each lot or building. Any dimensional limitations unspecified by the Planned Resort master plan shall be established by the standards set forth in Section 2530.C, Other Development Options

This Masterplan accomplishes this through a method of three-dimensional building envelopes presented primarily in graphic format. The proposed three dimensional building envelopes provides the ability to review proposed Final Development Plans against the proposed envelopes for consistency with the master plan. The building envelopes provide both height and setback requirements for the plan. In addition, standards for setbacks, open space, landscape surface area, landscape surface ratio, building floor area, lodging capacity and floor area ratio are also included as part of the master plan. The various dimensional limitation standards provided in this Chapter ensure that the proposed resort character is maintained.

Chapter 8: Housing Element

The intent of the housing element is to ensure a supply of affordable and employee housing that is commensurate to the demand for housing created by development within the Planned Resort.

The Housing Element adequately addresses the estimated demand and proposed location of employee housing required as a result of the proposed master plan.

Chapter 9: Transportation Element

The intent of the proposed transportation element is to ensure that the resort development does not produce an amount of vehicular traffic that undermines the community's character, and endangers the public health, safety and welfare (i.e. noise, air quality and traffic impacts). The Snow King Planned Resort master plan provides an optimum mix of automobile, transit and pathway facilities within the resort, encourage coordination of all resort transportation facilities with the County-wide transportation system, promote design and management which encourages shifts from single-occupancy vehicle trips to multi-occupancy trips, or other transportation modes, and provide equitable cost sharing for facilities and services.

The Traffic impact analysis adequately addresses the requirements described in Section 2540. H.1 of the LDRs. The proposed plan demonstrates how the travel behavior of resort visitors and employees will be managed to minimize the number of vehicle trips on the roadway network resulting from the resort development. Thirteen strategies are proposed that may be used to influence mode choice and reduce automobile trips as required by the plan.

The proposed shared parking analysis in combination with the proposed onsite parking will more than adequately meet the anticipated supply and demand for parking at the resort based on the example development plan. In addition, the proposed Entry Plaza planned as the vehicular hub for the resort will adequately handle the volume and wide range of vehicle types that will be utilizing the facility.

Chapter 10: Capital Improvement Plan

The intent of the capital improvements element is to ensure that infrastructure and essential services will be provided in an efficient and timely manner to accommodate projected resort demands. The capital improvements element identifies service providers, analyzes impacts and proposes a capital improvements plan for facilities and services needed by the resort.

This Masterplan accurately identified and acknowledged the necessary service providers required for the development of the proposed master plan. The impact analysis adequately meets the requirements outlined in Section 2540. I.2 .

The provided capital improvements program is consistent with the required impact analysis and clearly specifies how the deficiencies in infrastructure will be remedied or mitigated, including descriptions of the infrastructure improvements, the responsibility and sources of funding for the improvements, and the timing for completion of improvements. Concept plans for required improvements are also provided.

Chapter 11: Phasing and the Snow King Resort Master Association

The intent of the phasing element is to ensure that development within the resort occurs in a logical sequence, including amenities and necessary public service expansions. The resort is required to not only provide the necessary improvements and services as a result of the resort expansion, they are also responsible for the monitoring and long term maintenance and replacement of all facilities, both on and off site.

The proposal to have all responsibilities for the phasing plan and implementation of the master plan be controlled by the Snow King Master Association (SKRMA) meets this requirement. This Association will be able to implement, control and monitor the required improvements and services required as part of this master plan. Detailed descriptions of the duties of this Association are described in this chapter.

Chapter 12: Community Services Element

The Snow King Resort has long played an important role in the community, providing facilities and recreational opportunities to both out of town visitors and the local community. Snow King is utilized as the primary conference/meeting room facility in the Town of Jackson. The Snow King

area provides an abundant array of recreational opportunities both summer and winter from hiking, mountain biking, and the alpine slide ride to skiing, tubing and ice skating.

Conditions of Approval

When this Master Plan was approved by the Jackson Town Council certain conditions were incorporated into the approval. Most of them are incorporated into the body of the various Chapters of this Master Plan. Other conditions that were part of the approval are:

- All Final Development Plans shall include a detailed Landscape Plan for the review and approval by the Town.
- A detailed signage program for the entire resort will be prepared by the resort and reviewed and approved by the Planning Director prior to the first Final Development Plan application.
- A detailed exterior lighting program for the resort will be prepared by the applicant and reviewed and approved by the Planning Director prior to the first Final Development Plan application.
- The applicant shall provide an employee housing requirement for Indoor/Outdoor Recreational Facilities to be reviewed and approved by the Planning Director prior to the first Final Development Plan Application.
- The applicant shall be required to implement a minimum of two and a maximum of all thirteen proposed Transportation Demand Management strategies in order to meet the goals as described in the Transportation Element of this Master Plan.
- The applicant shall be required to implement the Travel Demand Management Monitoring System as described in the Transportation Element of this Master Plan.
- The applicant shall be required to update the proposed shared parking analysis provided as part of the Transportation Element upon substantial completion of this Master Plan to ensure that the Example Development scenario used to develop the original analysis is working.
- The Capital Improvements Plan and other Chapters of this Master Plan include conditions of approval that were part of the approval of this Master Plan.
- The horizontal and vertical Building envelopes fronting Snow King Avenue have been revised in this final version of this Master Plan to comply with condition #28 of the Master Plan approval concerning the human scale aspect of Sub-Area 2 adjacent to the public thoroughfare.
- This Final Version of this Master Plan incorporates all the conditions that were part of the Town Council's approval and is the complete Final Version of the Snow King Master Development Plan as approved by the Jackson Town Council on December 18, 2000.

STATEMENT OF PURPOSE

Snow King has been a community resource and a community partner for over 60 years. This Master Plan presents a well balanced next-generation vision of this partnership.

As stated in Section 2530 A.1, the purpose of this Planned Resort Master Plan is to establish the development standards and serve as a guide to all future development within the Planned Resort. The Planned Resort Master Plan is intended to be of sufficient detail to describe the amount, type, size, location and impact of the proposed resort, but technical specifications of the proposed development, such as fully engineered plans or fully engineered plans or fully detailed architectural drawings are not required.

Although sometimes repetitive, this Master Plan is consistent with the Comprehensive Plan, complies with the Land Development Regulations and adheres to all the procedures and standards of Division 2500 of the Land Development Regulations. The Goals, Objectives and Criteria listed in this Statement of Purpose are the guiding principles of this Master Plan.

Prologue

From a bird's eye view, the Town of Jackson is nestled into a narrow space between the Elk Refuge and the mountains, built at the fork of Cache Creek and Flat Creek and extending along the creeks at the foot of the mountains. The Town Square is at the center of this unique topography. The quality that makes the Town of Jackson attractive is the way in which it fits into this topography so that human habitation is seen as a natural part of the much larger landscape.

Snow King Resort, now and when developed as proposed in this Master Plan, aims to be an extension of this defining quality of the town of Jackson. As the border between the town and the mountains, Snow King "fits into the country" and it completes and compliments the downtown core.

As a blend between a visitor-serving resort and a community-serving facility, Snow King is a place where local residents and visitors share space comfortably. This proposed development is consistent with the traditional style of Jackson Hole hospitality: Snow King Resort invites visitors to join right in, relax and take part in the life of a unique community.

A primary purpose of this Master Plan is to create a vibrant mixed-use resort complex including a multi-faceted conference/ convention center and community facility for Jackson, a facility that contributes to the economy of downtown and also serves as a permeable border between the town and the mountain.

Access to public lands (US Forest Service) from town through our private land in a seamless transition has always been a priority at Snow King. In fact, so unnoticeable is this transition that most people do not realize that they are entering private property. This tradition is intended to continue.

Among the stated purposes and intent of the resort district, as stated in the Land Development Regulations and the Comprehensive Plan, is to provide recreational opportunities that rely on indigenous natural attributes of the area. These opportunities are provided to both the community and the visitor through the development of Snow King's resort facilities. Snow King has provided the Town of Jackson, and the community at large, with in-town recreational facilities since 1939.

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The ski area provides a venue for the junior ski racing programs, adult ski racing as well as recreational skiing and snowboarding, both day and night. During the summer the area provides a trail system which has become a staple hiking, running, biking and riding area for residents and visitors alike. In turn other resort facilities provide the financial and operational platform, which support and provide the ability to maintain and expand these recreational opportunities to both valley residents and visitors.

This Snow King Planned Resort Master Development Plan establishes the development standards and serves as a guide to all future development within the Snow King Planned Resort District. This Planned Development document represents a carefully balanced and well thought out development plans for the properties, it is organized in a clear manner responding to each Section of Division 2500 of the Land Development Regulations and is intended to expand on prior foundations through a collaborative plan, design and approval process between Snow King, the Town of Jackson and Teton County. This foundation is defined in the Land Development Regulations and is consistent with prior approvals dating back to 1972 and with prior presentations approved under the Complete Neighborhood provisions of the old Town of Jackson Development Guidelines.

Since the first chair lift was built in 1939, Snow King has been a community resource and a community partner. When the hotel opened in 1976, Snow King Resort opened its doors to a great variety of community meetings and events. Snow King has pioneered innovative relationships with the U.S. Forest Service, with the Town of Jackson and with many community organizations such as the Teton County Parks and Recreation Department, the Jackson Hole Ski Club, the Jaycees and many other community organizations. Virtually every non-profit organization in Teton County uses Snow King facilities to bring people together. Many local people regularly use Snow King's hiking and skiing trails as well.

Snow King Resort has, for years, been one of the largest employers in the Town and County. Among the large employers, we pride ourselves in maintaining a very stable level of employment throughout the year.

A very important consideration in this plan is to develop the property with porous edges and inviting corridors that allow circulation to the National Forest lands from the Town. It also considers the property as a bridge connecting the East and West ends of the Town via trails and pathways. Rather than stand out at the base, Snow King Resort melts into the mountain.

As owners of the largest contiguous land parcels within the Town of Jackson, we have planned and given a great deal of thought to the future development of these lands. We have also proven our slow and careful approach to development. As a community partner Snow King offers the community, through this Master Plan, limits of development, predictability, preserved open space, access to forest lands, and many other positive attributes discussed in this document. Additionally, Snow King is operationally integrated in the community. As resort operators we differ from the standard subdivision developer since we continue to operate the product of our construction/development phase providing assurances of ongoing responsibility to the community.

In addition to the recreational facilities, the Snow King Resort Hotel has provided the largest year-round meeting and conference facilities in the county since 1976. The heart of our lodging business is meetings and conferences, and as such the proposed new Conference Center is located in the center of our complex.

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Within the resort core all buildings are interconnected by indoor and outdoor circulation corridors, alleviating the need for guest and visitors to drive to services. Pedestrian and shuttle connections are planned to be developed and improved to connect the Multi Agency Campus, Town Square and Snow King. This Master Plan also encourages East/West and North/South pedestrian connections that complement the fabric of the Town and connect it to its mountain roots.

Functionally, visitors will be able to step out of our meeting rooms directly into the mountain environment. The pedestrian circulation system links the Resort to the mountain on both the north/south and the east/west axis so that Resort use is an integrated part of the mountain trail system. Outdoor recreation is the defining characteristic and largest land use of Snow King Resort, summer and winter.

On the Town side, the entire downtown core is viewed as part of the resort in the sense that downtown amenities complement the convention facilities and lodging located on our site. Downtown shops and restaurants will be part of the immediate visitor experience, with both transit and pedestrian pathways linking Snow King to the Town Square conveniently. Jackson has long wanted a full-service, year-round convention center to complete its array of visitor services. This proposed Master Plan provides just such a convention center in a manner that will benefit the entire downtown area.

The proposed development also blends sensitively with the adjacent residential neighborhood, as lodging facilities are bordered by condominiums and employee housing as a buffer for the residential neighborhood to the north and east. In addition, the Resort intends to provide an attractive Cache Street terminus that marks the end of the commercial development of the downtown core and the beginning of the residential neighborhood to the west.

Scale and Type of Development

An objective of this Master Plan is to develop a high-intensity resort node of development, which is compatible with its location and with its crucial relationship with downtown Jackson. The size and character of the proposed development is appropriate to its position as the center for year-round recreational, conference and resort activities within the Town of Jackson for both residents and visitors.

On the mountainside of the Town/Forest border defined by Snow King Resort, the proposed development blends into the contours of the mountain both physically and functionally. The buildings take advantage of the complex contours at the base of the mountain. The scale and shape of the mountain will make these structures appear modest. The Design Guidelines Chapter addresses how large structures such as the existing hotel and the Snow King Center and future additions fit into the topography.

The regulations set forth four basic considerations for establishing the amount and type of development: (1) rationale and character objectives for the resort area; (2) overall development which can be permitted while preserving community character; (3) infrastructure capacity; and (4) resort self-sufficiency to minimize vehicle trips.

The first two issues are discussed in the context of consistency with the Comprehensive Plan, the Land Development Regulations and the Design Guidelines. The issue of infrastructure capacity is discussed as part of the Capital Facilities Element. The issue of resort self-sufficiency is generally

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not applicable since the intention of this Master Plan is to be integrated with the downtown area. However, the proposed uses do provide basic conveniences and amenities needed by on-site guests and conference center users. Land uses and intensity are consistent with the Land Development Regulations.

The proposed maximum scale of development is in keeping with Division 2500. Three-dimensional building envelopes and design guidelines are used to provide a level of predictability. These physical parameters, in concert with the intensity of use thresholds, allow this document to provide long range planning for infrastructure, capital facilities and community land use patterns. These predictions should enable the Town and the resort to equitably share responsibility for future infrastructure and capital facility improvements.

Goals and Objectives

Section 2510 of the Town of Jackson Land Development Regulations state that *the purpose of the Planned Resort District Standards are to provide and guide the creation or continuation of a planned development configured around a major recreational facility. The intent of this District is to:*

- A. Encourage recreational activities that rely on indigenous natural attributes of the area, contribute to the community's character and economy and have had a long-standing, beneficial role in the community; and*
- B. Provide flexibility for planning and developing recreational resort facilities in a creative, efficient and coordinated manner in order to provide quality visitor experiences; and*
- C. Create a process in which applicants, Teton County and the Town of Jackson collaborate with landowners in planning and designing resort master plans that meet community goals and respond to the unique circumstances of the resort area; and*
- D. Permit resort development that contributes to expanding the winter and shoulder economic seasons; and*
- E. Ensure that resort plans incorporate a mix of land uses, promote alternative modes of transportation, and provide a pedestrian-oriented community in order to alleviate traffic related impacts; and*
- F. Ensure resort plans are consistent with the Comprehensive Plan, and therefore, are beneficial to the community; and*
- G. Enable long-range planning for infrastructure, capital facilities, and community land use patterns by establishing a level of predictability in the maximum potential size and character of each resort area; and*
- H. Ensure a balance is maintained between tourism and community that promotes social diversity but does not cause undesired shifts away from rural, western community character; and*
- I. Produce resort plans that make significant contributions toward protecting attributes of the community that are considered critical to the community's long-term health, welfare, and well being.*

The Town of Jackson LDR's also state that the Objectives of the Planned Resort District is:

To be a mixed-use district configured around a resort complex. Resorts are to be well balanced; they are to provide tourist accommodations as well as seasonal and year-round housing. The design of resorts are to be compatible with adjoining areas and are to be connected to the community at large by roads, transit and pathways. A portion of the resort work force, particularly seasonal employees of hotels and restaurants are to be able to find housing within the resort district. Commercial development is to provide both tourist and local convenience shopping opportunities as appropriate.

Division 2500 includes the following factors and resort characteristics that are important in Snow King's future development:

Capitalization on the location at the terminus of Snow King Avenue.

Creation of a sense of arrival.

Creation of an active, attractive, pedestrian streetscape along the eastern end of Snow King Avenue.

An attractive, safe and direct pedestrian streetscape connection to the Town Square.

A layout that blends the edges of the resort into neighboring developments, creating a porous edge to the resort that encourages pedestrian travel into and through the area.

Structure sizes and layout that draw people into the resort area.

A continuity of architecture and activities within the resort, creating a multi-use sense of place.

Pathways throughout the resort and connections to the Jackson Hole pathways system.

Continued provision of the amenities of "town hill" skiing.

All of these factors and characteristics are discussed and considered in detail throughout this Master Plan.

This Master Plan endorses and complies with all the above Goals and Objectives and adds this additional criteria:

- Create a vibrant year-round district in a unique resort-oriented urban commercial environment, serving both visitors and residents.
- Maintain and enhance access to public lands through private lands in a seamless transition.
- Preserve open space, ski runs and extend existing Town parks into the mountain.
- One dominant central hotel oriented towards conferences and meetings with outlying accommodations of various types.
- Create meaningful outdoor activity areas that relate to both buildings and open space considering long vistas, and within a comfortable urban pedestrian framework.
- Solidify Snow King's role as the main convention and conference facility in the community
- Create East/West trail networks that interconnect with other trails leading from Town up the mountain.
- Frame the access to the mountain West of the Snow King Center with a companion building, Pine Lodge.
- Locate services and parking underground, wherever feasible, within a comfortable walking distance of destination, while creating building facades that conceal these uses.
- Separate service/delivery areas from the guest areas of the resort.
- Careful use of density to reduce the need for transportation within the district and from Snow King to the Town Square area.

I. A.5

- Create a Sense of Arrival at the Resort; convenient for both visitors and local guests and with sufficient space for various concurrent functions and with clearly visible key destination points.
- Balancing activities to create an efficient distribution of usage throughout the day and the year.
- Create a festive resort-like atmosphere, with a variety of eating and recreational experiences. Lively all seasons.
- Integration into the town's fabric in a non-competitive symbiotic commercial relationship to downtown. Commercial areas should act as adjuncts to recreation, lodging and conference facilities.
- Community oriented Resort and Conference Center with a variety of year-round recreational activities and amenities for visitors and residents, achieving sufficient volumes of pedestrian circulation to create vibrant public spaces.
- Within the resort, pedestrian, bicycle and skier circulation shall be encouraged through the use of a pathways system. Pathways will be integrated into the resort and the Town's fabric and segregated, as much as possible from automobile circulation. The overall plan will be pedestrian friendly.
- Planning with landscape scenic values in mind.
- Design guidelines that enhance the natural attributes of the site and encourage architectural by distinctive design.
- Encourage design diversity with common themes.
- Create a Pedestrian Plaza from the hotel to the Snow King Center with porous building edges.
- Create a mid-mountain homestead compound at the crossroads of East/West and North/South trails.
- Maintain the appearance of a resort set at the edge of town with public access through it to the National Forest Service land. Keeping a sense of connection to the mountains.
- Intercept as much vehicular traffic as possible at or near the Resort's entrance.

Submittal Components

This Snow King Planned Resort Master Plan document considers, addresses and ultimately assists in achieving these Goals and Objectives, while taking advantage of the unique characteristics of the site.

When considered as whole, the Master Site Plans, Land Use Plan, Design Guidelines and Dimensional Limitation Plan provide a clear vision of the visual and physical character of the resort.

Other components such as the Housing, Transportation, Capital Improvements, Phasing and Community Service Elements address the impacts and remedies associated with the development of the Resort.

Various Chapters of this Master Plan identify, address and respond to all the requirements of Division 2500 in a clear, complete and comprehensive manner.

Introduction to Existing Conditions and Vicinity Maps

This chapter of the Snow King Master Plan defines the existing conditions within the Snow King Resort District (PRD) and its immediate neighborhood. The maps are designed to provide distinct information and to assist in the familiarization process as well as providing reference information with respect to the later chapters. The first three maps provide information about the current zoning in the Snow King Planned Resort District (PRD) vicinity, and the current status of the built environment at Snow King Resort. The fourth map builds upon the existing conditions by including the approved, and presently being built, Love Ridge Lodge Homes project. The fifth map in this section indicates the extent of this Master Plan.

The "Extent of the Master Plan" excludes areas within the PRD that have been previously developed and exist as separate subdivisions. They include the Pitchfork, Grand Vista, Clark's Knoll and Remington Condominiums as well as the Stevens' project. All these developments are represented as Sub-Area 7. The "guest (APO) count" allocated to these mostly existing developments in Sub-Area 7 (252) has been deducted from the maximum lodging capacity authorized in the District (2,460 guests), netting a maximum lodging capacity available for this Master Plan of 2,208 guests (APO).

The next map in this chapter is the Land Ownership Map that indicates the mosaic of private owners, as well as US Forest Service and Town of Jackson parcels, which comprise the base of the resort.

All the owners within the Master Plan Area (Extent of Master Plan) are basically related parties and all have agreed to this submission and are presenting this Master Plan jointly. Property owners within the "Existing Condominiums Areas" are participating to a limited extent since most development on these parcels has already occurred. The "Statement Regarding Existing Condominiums" details the development permitted within the Existing Condominium Areas. (Sub-Area 7).

The Extent of this Master Plan is therefore limited to a 62.364-Acre area, all within the PRD district. This area has been divided, for presentation purposes, into 6 Sub-Areas defined in the "Sub-Area Plan". These Sub-Areas are used for presenting the Master Plan into better manageable components.



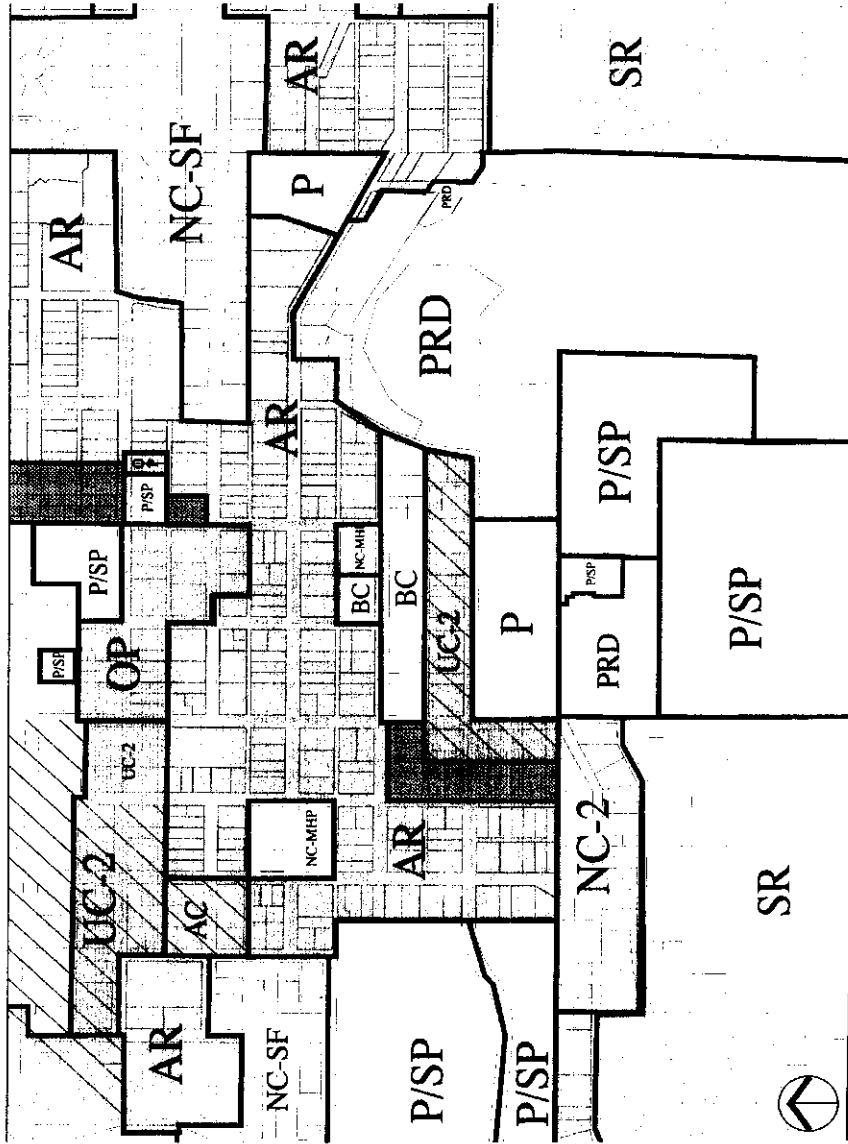
Extent of Planned Resort District Map

As outlined in Article II: Zoning District Regulations, Section 2500, Planned Resort District, the shaded area depicts the extent of Snow King Area that is within the Planned Resort District. The total area of the Planned Resort District is approximately 67.214 Acres.

I. B and I. C

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EXTENT OF PLANNED RESORT DISTRICT MAP



D. Neighborhood Zoning Map

- | | |
|--------|--|
| AC | Auto-Urban Commercial |
| AR | Auto-Residential |
| BC | Business Conservation |
| NC-2 | Neighborhood Conservation - Two Family |
| NC-MHP | Neighborhood Conservation - Mobile Home Park |
| NC-SF | Neighborhood Conservation - Single Family |
| OP | Office Professional |
| P | Public / Semi-Public |
| P/SP | Planned Resort District |
| PRD | Planned Resort District |
| SR | Suburban Residential |
| UC-2 | Urban Commercial - Two |
| | |
| | Lodging Overlay |
| | Office Overlay |

E. Existing Conditions Map

This plan reflects the Snow King Resort Area as it is in its present state. Structures include:

- The Existing Snow King Resort Hotel
- The Existing Snow King Center
- Old Lift Terminal

Major site features include:

- Snow King Ball Park
- Phil Baux Park
- Aspen Hill Cemetery
- Ski Lifts - Rafferty, Cougar and Summit Lift
- Alpine Slide



I. E

F. Existing Conditions Plus Approved Plan

This plan depicts the existing Snow King site with the addition of the approved Love Ridge Development. Included in the Love Ridge Development are:

- Ten Condominium Buildings (40 Units)
- Ski School and Recreation Building
- Spa
- New "Love" Chairlift
- Residential Lot



I. F

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EXISTING CONDITIONS
PLUS APPROVED PLAN



I.G.

I. G. Extent of This Master Plan

The previous map, I.G., indicates the extent of area in the Snow King Planned Resort District area that is pursuant to this Master Plan. This map differs from the "Extent of the PRD" map, I.B., because it excludes the "Existing Condominium Areas" (Parcels 2-A, 2-B, 2-C, 2-D and 2-E and also referred to as "Sub-Area #7"). For planning purposes, the remaining 62.364 Acres has been subdivided into six Sub-Areas. These areas are described on page IV D., SUB-AREA PLAN. Extent of This Master Plan • Sub-Areas 1-6

I. H. 2. Statement Regarding Existing Condominiums

The following projects, all located in Sub-Area 7, have a limited part in this Master Plan presentation:

- Pitchfork Townhomes - Grand Vista Townhouses
- Remington Townhomes - Stevens Property
- Clark's Knoll Townhouses

These projects encompass a total of approximately 4.85 acres and can accommodate a maximum of 252 guests. These 252 guests reduce the maximum lodging capacity remaining in the balance of the Snow King Planned Resort District to 2,208 (2,460 - 252 = 2,208). Legal descriptions of the parcels encompassing these projects are attached in the Addendum Section.

The Pitchfork, Clark's Knoll and Grand Vista projects were constructed from 1990 through 1996 and are expected to remain as they are regarding dimensional limitations, parking and impervious surfaces.

The Remington and Stevens properties are not completely built-out and have been assigned 20 and 24 guests respectively.

- Units within all these projects can be rented for short-term purposes.
- The Remington project is allowed a maximum 20 guests (APO's) and therefore is allowed to build an additional unit sized similarly to the 4 existing units.
- The Stevens lot is allowed a maximum of 24 guests (APO's) and 9600 SF of livable space.
- The Remington lot has been built with one employee unit and will remain so.
- The Stevens lot will need to provide its own employee unit or make an arrangement for compliance with the Housing Mitigation Plan for the Snow King Planned Resort District.
- Any redevelopment may not exceed these maximum Floor Areas:

-Pitchfork	95,200 SF	-Grand Vista	6,800 SF
-Clark's Knoll	44,000 SF	-Stevens	9,600 SF
-Remington	9,400 SF		

and can not exceed the # of guests assigned in the table below.

All applicable sections of the Town of Jackson Land Development Regulations, including but not limited to, parking, employee housing, landscape ratios, height restrictions and impervious surface ratios, apply to any redevelopment that may occur within Sub-Area 7. All these properties within Sub-Area 7 shall be reviewed by the Town of Jackson under Section 2530. C.1 of the Land Development Regulations after approval of this Master Plan.

	Pitchfork	Clark's Knoll	Grand Vista	Stevens	Remington	TOTALS
Condominium Units #	30	19	3	6	5	63
Doors #	48	19	3	12	10	92
Guests #	120	76	12	24	20	252
Site Area – Acres	2.8	1.3	0.2	0.28	0.27	4.85 Acres
Site Area – SF	122,000	56,400	8,700	12,300	12,000	211,400 SF
Parking Spaces - #	60	38	6	16	10	130
Employee Units - #				As needed	1 (2Bdrrn)	



U.S. FOREST SERVICE, UNDER SPECIAL USE PERMIT

I. Land Ownership Plan

This plan indicates the pattern of private and public land ownership in the Snow King Area. The parcels owned by Snow King Resort, Inc., SK Land, LLC, and KM6, LLC, pertain to this Master Plan. These parcels are:

Snow King Resort, Inc.	
Parcels #1-A & 1-B	14.54 Acres
Parcels #5-A & 5-B	30.82 Acres
Parcel #3	0.553 Acres
Parcel #8	6.494 Acres
Snow King Resort, Inc.-Total	52.407 Acres
SK Land LLC	
Parcels #4-A & 4-B	5.037 Acres
SK Land LLC-Total	5.037 Acres
KM6 LLC	
Parcel #6	4.92 Acres
KM6 LLC-Total	4.92 Acres
Total Extent of this Master Plan	62.364 Acres

Legal descriptions of all these properties are included in the Addendum section.

Other parcels within the PRD:

Existing Condominiums Areas	
Parcels #2-A, 2-B, 2-C, 2-D, 2-E	4.85 Acres
See: Statement Regarding Existing Condominiums.	

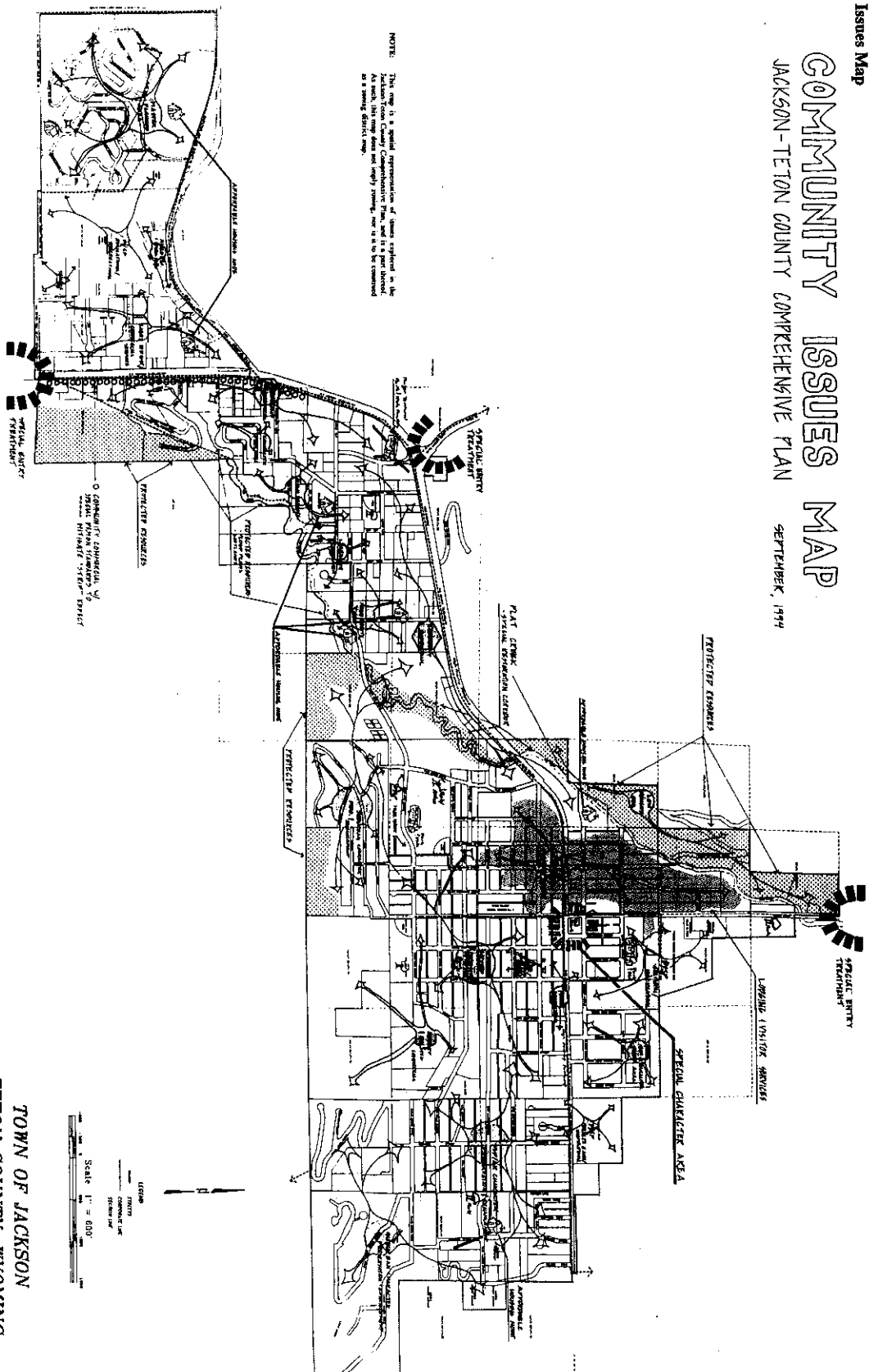
All the above parcels comprise the Snow King Planned Resort District and aggregate to approximately 67,214 Acres.

Other parcels presented here for informational purposes, although not part of this Master Plan are:

Parcels owned by Town of Jackson	
under lease to Snow King Resort, Inc.	34.196 Acres
Parcels 7-A, 7-B, 7-C, 7-D	
(2,751,296, 2,952,72 Acres)	
USDA Forest Service Special Use	
Permit issued to Snow King Resort, Inc.	369.51 Acres

JACKSON-TETON COUNTY COMPREHENSIVE PLAN

NOTE: This map is a spatial representation of issues explored in the Jackson-Teton County Comprehensive Plan, and is a part thereof. As such, this map does not imply zoning, nor is it to be considered as a zoning district map.



COMMUNITY ISSUES MAP

1" = 1200'

ORTHOPHOTO
USGS 1976
TOPOGRAPHY
NELSON
ENGINEERING
HORIZONS FILE
4-1853
Prepared:
August 18, 1998

ALPEN TECH

Salt Lake City, Utah

**SUMMER
USE,
MOUNTAIN
Snow King
Resort**
Box SKI
Jackson Hole
WY. 83001

USFS Special Use Permit Area
Ortho Photo

I.K

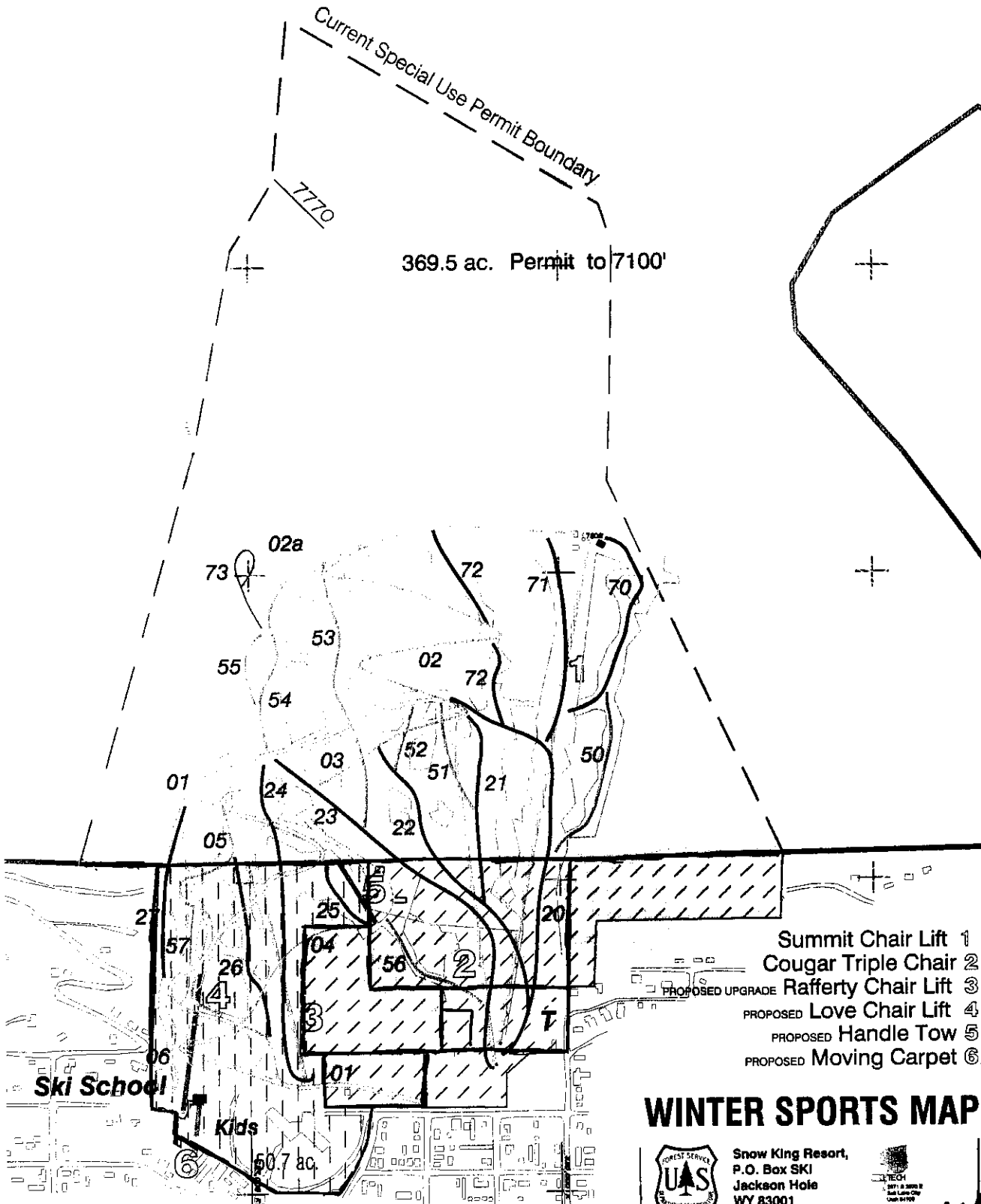
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Total
9B area
to 6400'
is 1623 ac.

Current Special Use Permit Boundary

369.5 ac. Permit to 7100'



- Summit Chair Lift 1
- Cougar Triple Chair 2
- Rafferty Chair Lift 3
- Love Chair Lift 4
- Handle Tow 5
- Moving Carpet 6

WINTER SPORTS MAP



Snow King Resort,
P.O. Box SKI
Jackson Hole
WY 83001

1" = 600' Aug. 18, 1998





II. CONSISTENT WITH COMPREHENSIVE PLAN

This Master Plan is designed to help realize the vision statement and to reflect the guiding principles adopted by Teton County and the Town of Jackson as part of the Comprehensive Plan, and is consistent with the Comprehensive Plan as a whole and specifically addresses goals and objectives in every Chapter of the Plan. In addition to the statements in this Chapter, other submittal components further articulate the relationships between the Snow King Master Plan and various community goals.

The Snow King Resort is indicated on the Community Issues Map as having a unique role serving both the residents of the community and the visitor based economy of the valley. The Resort is intended to be a "Community Resort" with unique access to residents. This access is exemplified by the pathway and trail system, which is the integral fabric of the Resort.

It should also be noted that the Comprehensive Plan preceded the adoption of Division 2500 of the Land Development Regulations referring to Snow King. Therefore, Division 2500 already incorporates, within its body, most pertinent issues concerning the Comprehensive Plan. Various impacts were addressed in economic, planning and other studies that were part of the process of adopting the Snow King Planned Resort District Ordinance.

Three important community character goals specially relate to Snow King: maintaining social and economic diversity, maintaining a balance between visitation and the community and to enhance this economic center through redevelopment. The proposed plan will maintain and enhance the social and economic diversity by offering a variety of potential uses internally within the resort. New commercial, office and retail space in addition to improvements in guest facilities such as rooms, condominiums and conference areas will provide a balance of services for both guests and residents.

This proposed development is intended to help the Town of Jackson realize the vision statement in the Comprehensive Plan (pages 1-6 and 1-7), as follows:

"It is the vision of the citizens, planners and elected officials, who have all contributed to this plan, to guide and manage change and development to:

- support and promote a diverse social and economic population that includes a resident work force;***

Snow King Resort currently employs over 260 persons in a variety of professional levels most of them on a year-round basis and expects to continue this pattern in its expansion. Snow King is among the top 5 year-round employers in Teton County. The proposed housing plan will assist us in housing more of our employees in Town. The conference facilities assist in attaining a stable year-round work force.

- preserve the traditions and character of the Rocky Mountain West and Wyoming, including ranching and through architectural design;***

The design of the proposed development will help to preserve the traditional character of the region, both architecturally and functionally. The traditional character of Jackson Hole is the outcome of blending outdoor recreation, visitor services and community life and is expressed not only through architecture and appearance, but also through its functions. Snow King has proven for over 60 years our commitment to the community.

- promote economic sustenance that does not depend on population growth;***

Sustainable, sensitive tourism, concentrated in already-developed areas, designed with the landscape and outdoors in mind, benefits this community economically and functionally. This proposed development aims to continue and enhance this kind of low-impact tourism.

- ***set aside, for generations to come, scenic vistas and wildlife habitat;***

Unlike other resort development in Teton County, Snow King takes advantage of all the infrastructure and commercial development in the downtown core. It concentrates visitor impacts in the downtown core and invites them to “step outside” and enjoy our natural resources. Snow King has a proven track record of harmonious relationship with the U.S. Forest Service. This Master Plan provides generous areas of meaningful open space.

- ***maintain and enhance environmental quality, including air and water quality;***

All new buildings will make use of technologies that help enhance environmental quality, and be connected to the existing Town of Jackson utility network. The Snow King Resort Master Association will assist in controlling air and water quality. The resort already has a strong recycling program that will continue and be expanded.

- ***maintain outdoor recreation and adventure opportunities;***

This proposed development provides varied outdoor recreational opportunities as part of the downtown experience. Enabling both locals and visitors to ski, skate and hike right in town, minutes from the Town Square, is one of Snow King’s primary contributions to the community. Outdoor recreation at Snow King will be enhanced by this proposed development and access to the mountain through private lands preserved.

- ***offer a spectrum of housing types, especially for resident workers.”***

This proposed development meets the Town’s employee housing requirement, with the overwhelming majority being provided within the limits of the Town, as an integral part of the Town and the town’s housing stock.

The guiding principles adopted in the Comprehensive Plan (pages 1-7 and 1-8), state that “*Teton County is a community first and a resort second*” and “*it is the intent of this Plan to create conditions for a sustainable visitor-based economy... that reflects the unique, small-town, Western commercial character of Jackson, and the outdoor recreational opportunities of Teton County as key components of the visitor experience.*” Snow King Resort is shown on the Community Issues Map as having a unique role serving both residents and visitors because of its location and history. This proposed development will make a crucial contribution to the long-term sustainability of the downtown, visitor-based economy.

In reference to Chapter 2 of the Comprehensive Plan (Population, Economy and Growth), this proposed project directly serves two goals stated on page 2-1. It will “*enhance visitor services that emphasize the area’s unique outdoor attributes*” by providing a conference center that opens to the mountains as well as through its use of outdoor recreational spaces and pedestrian circulation and plazas. The Master Plan also “*defines the future boundaries of growth necessary to preserve community character.*”

This project contributes directly to maintaining community character in three ways.

- It will help to maintain social and economic diversity both by providing a range of employment opportunities and through an exceptionally strong employee-housing program. The project also enhances the social and economic diversity within the resort itself by greatly expanding the mix of uses for both visitors and residents.
- It will help to maintain a balance between visitation and community life by serving these two functions within a single facility. The conference facilities are intended to be used by visitors and residents alike, as they are now.
- This project will also help to maintain community character through redevelopment and improvements of the existing economic center at Snow King. Snow King is the largest lodging facility and resort in the Town of Jackson and currently plays a key role in the area’s economy.

In Chapter 3 (Community Character), it is noted that part of the process of maintaining community

II. 2

character is through providing for a style of tourism that highlight regional differences and unique characteristics. " *A recent study stated that "it is a joy to encounter places that preserve, enhance and celebrate those things that set them apart and give them a meaning and personality all their own."* (Page 3-1) Snow King's role is an interface between the town center and the mountain and combines the use of its facilities by residents and visitors alike. This integration sets Snow King apart and gives it its own personality. The seamless transition from Town to Resort is emphasized in this Master Plan.

In Chapter 4 (Natural and Scenic Resources), this project addresses three objectives (pages 4-7 and 4-8).

- It will "*improve the visual quality of existing development*". Visual quality is addressed throughout this Master Plan and buildings are carefully placed to minimize visual impacts. A visual impact study is part of this Master Plan.

- It will help to "*preserve open space*" by providing for ample open space as part of the site plan design.

- It will help to "*provide and manage access to natural resource areas in a manner consistent with natural resource protection goals*" through a network of trails which improve access as well as concentrate other uses in specific, already-impacted areas.

Regarding Chapter 5 (Housing), this project will *provide a variety of affordable and employee housing as the resort continues to develop*, as called for in the Town's housing goals shown on pages 5-6 and 5-7. Because of stable year-round employment, this development also helps the resort's workforce afford available housing. The Housing element proposes housing both within the PRD and in other locations in the Town of Jackson. It also proposes a variety of housing types to meet the needs of different levels of employees. Snow King is proud of the broad spectrum of employment opportunities it offers and intends to support this spectrum with appropriate housing.

In Chapter 6 (Commercial and Resort Development), tourism and related services are recognized as the economic base of the community. The conference center is a key component of this sector. The Comprehensive Plan also calls for *avoiding strip development and encouraging outdoor-oriented tourism*. With the ski hill, hiking and biking trails, skating and other outdoor amenities located near the center of town, this proposed development addresses both of these goals. An additional plus is the ready accessibility to the community of our resort facilities. The proposed development also fulfills the goal of creating a full service conference/convention center and provides a stabilizing year-round foundation to our seasonal economy.

In Chapter 7 (Community Facilities), this Master Plan will enable us to *collaboratively anticipate community facility needs*, a primary goal (page 7-19). It also helps locate demand for community infrastructure in an appropriate location.

In regards to Chapter 8 (Transportation), the Comprehensive Plan calls for *transportation planning which helps to preserve and enhance community character*. The location of a conference center within walking distance of downtown, helps to minimize traffic demands. The transportation element of this Master Plan takes into consideration transit, pathways, traffic impacts, parking and airport capacities.

The recurring theme of this chapter is balance: seeking a balance between what the resort gives to the community in terms of jobs, tax revenue, meeting space, and recreation and, in turn, what the resort requires in terms of water, sewer, mass transit and employee housing. The theme of balance also relates to the scale and character of the development and how well it fits into the fabric of the community and the landscape. As mentioned in the Statement of Purpose, this proposed development is an excellent example of balance.

In all of these ways, and many others, the proposed Master Plan is consistent with the Comprehensive Plan and helps to meet its community goals.

III. COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

All the lands within this Master Plan are zoned "Planned Resort District" in the Official Zoning District Map, and all development is governed by Division 2500, Planned Resort District, of the Town of Jackson's Land Development Regulations. This Division specifies the purpose, intent, procedures and standards applying to such developments and guides all aspects for this Master Plan. This Master Plan is fully consistent with the regulations in Division 2500

The Master Site Plan utilizes and complies with the intensity of use and performance based thresholds established in Section 2550. M of the regulations. The land under this Master Plan will be used as a mixed-use district designed in such a manner as to preserve open space by concentrating development only in specific portions of the district, and allocating access routes to the National Forest and to pathways that connect the East and West sides of the Town.

This document, as a whole, responds and complies with all the sections of the zoning and development regulations relevant to Snow King. Even when compared with other zoning Districts, the proposed Landscape Surface Ratio (.50 for the total of Sub-Areas 1,2,4,5 and 6 and .30 for the area within Sub-Areas 1,2 and 4) and Floor Area Ratio (.40 for the total of Sub-Areas 1,2,4,5 and 6 and .60 for the area within Sub-Areas 1,2, and 4) compare favorably even with those for residential areas and with the requirements of Division 2500.

As specifically stated in Section 2550.B, *"It is fully consistent with the Division that Planned Resorts may have dimensional, design and other development standards different from those described in other Sections of these LDR's due to the unique circumstances of, and community objectives for, resort development."* This Master Plan presents its own Dimensional Limitation Plan in accordance with Section 2550. E, that takes into account the specific topography and location of the lands encompassed in this Master Plan.

The Dimensional Limitation Plan explains its rationale and establishes vertical and horizontal dimensional limitations that are a product of the existing built environment and the topographical context of this site. Floor areas are necessarily large to insure Snow King's position as the largest conference facility in the valley. These aspects of the built environment are tempered by a three-dimensional building envelope system specific to all the high use areas. The types of allowable uses are many and varied to insure community needs, diversity, synergy and increased economic viability. These uses are consistent with a high-intensity resort development node tucked against the base of Snow King Mountain.

The following is a summary of how this Master Plan meets the requirements of each section of Division 2500 and the required findings for approval.

SECTION 2510 PURPOSE AND INTENT

Section 2150 of the Town of Jackson Land Development Regulations defines the Planned Resort District Zoning District as follows:

"Planned resort (PR) District. The purpose of the Planned Resort (PR) is to provide for a mix of recreational, retail and service-oriented activities, which has a high degree of self-containment and provides economic and other benefits to the community. Typical uses include, but not limited to, ski slopes and associated facilities, lodging, conventions facilities, retail and restaurants."

The Snow King Resort Master Plan is responsive to every objective of Division 2500. As the largest convention facility and resort in the Town of Jackson, and encompassing a large contiguous undeveloped land located between Town and forest, the proposed development represents perhaps the only opportunity available to the Town to meet these objectives. The goals of this Master Plan and the purposes of these regulations are closely matched. The purposes of these regulations are stated as to:

A. Encourage recreational activities that rely on indigenous natural attributes of the area, contribute to the community's character and economy and have had a long-standing beneficial role in the community;

Snow King Resort blends conference facilities and other visitor services with varied year-round recreation on the mountain, including skiing, skating, tubing, hiking, biking, horseback riding, activities for children and a summer chairlift and alpine slide. Snow King has evolved as an important part of Jackson's community character because of the way it functions, as a gathering place for both residents and visitors. The existing conference and hotel facilities have benefited Jackson Hole residents and visitors since 1976, while the ski hill and other mountain recreation uses represent a tradition going back to 1939.

B. Provide flexibility for planning and developing recreational resort facilities in a creative, efficient and coordinated manner in order to provide quality visitor experiences;

The proposed development has been planned within the context of the entire downtown area and is coordinated with plans for the Multi-Agency Campus and the Community Center for the Arts to contribute to an animated, viable and vibrant downtown. Snow King's development encourages a concentration of services in the downtown area, leading to more pedestrian activity and efficient corridor use that will bring people to the Town Square. Snow King is an integral part of a holistic downtown vision, and the proposed convention facilities will be the mainstay of a year-round downtown economy.

C. Create a process in which applicants, Teton County and the Town of Jackson collaborate with landowners in planning and designing resort master plans that meet community goals and respond to the unique circumstances of the resort area;

This Master Plan is another step in a long-standing pattern of collaboration and partnership between Snow King and the Town of Jackson, which includes the joint development of Snow King Center and many aspects of the ski operation including snowmaking water and land leases. All the landowners within the more than 62 Acres extent of this Master Plan are acting in unison.

D. Permit resort development that contributes to the winter and shoulder economic seasons;
Convention facilities are key because they attract year-round use. Currently, our meetings and convention business provide us with a better off-season occupancy than the Teton County average. With the proposed development, we will be able to accommodate a much broader variety of meetings, and as a result, expect a better spring and fall occupancy rate.

E. Ensure that resort plans incorporate a mix of land uses, promote alternative modes of transportation, and provide a pedestrian-oriented community in order to alleviate traffic-related impacts;

As expressed in various Chapters of this Master Plan, non-motorized pathways are the backbone of this mixed-use resort. In addition to the obvious benefits of providing convention facilities in the immediate downtown area with pedestrian and shuttle access to all the Town Square businesses, Snow King also provides pedestrian access to the mountain. Many people take advantage of Snow King's trails and recreational facilities to enjoy the outdoors without leaving town. Snow King's unique mix of land uses helps ease transportation demands in various ways. This Master Plan includes all the required components of a transportation element and proposes a transportation plan that will serve the goals adopted in the Town's Transportation Plan. Snow King will be an integral part of a multi-modal downtown transportation system. In addition, Snow King's trails and pathways will add a valuable amenity above and beyond what is required by the regulations.

F. Ensure resort plans are consistent with the Comprehensive Plan, and therefore, are beneficial to the community;

Consistency with the Comprehensive Plan is discussed in detail in another Chapter.

G. Enable long-range planning for infrastructure, capital facilities, and community land use patterns by establishing a level of predictability in the maximum potential size and character of each resort area;

This Master Plan establishes maximum development potential in keeping with the maximum established in Division 2500, and provides the framework for collaboration in the provision of infrastructure needed for a successful development.

H. Ensure a balance is maintained between tourism and community that promotes social diversity but does not cause undesired shifts away from rural, western community character;

Snow King's development is a continuation of a pattern of use, which is already well established for our property. This development will maintain the existing balance between visitor and resident use of the facilities and bring much-enhanced benefits to the community as a whole. We cannot claim that it will not contribute to the shift away from rural character, but this shift is a consequence of other factors as well. No doubt each discreet development small or large, contributes to this change. Although some portions of the site will be developed in an urban manner, over half of the land is dedicated to open recreational space.

I. Produce resort plans that make significant contributions toward protecting attributes of the community that are considered critical to the community's long-term health, welfare and well being;

The proposed convention facilities will make a significant contribution toward a sustainable economy for the Town of Jackson, as documented in prior studies. The Resort as a whole will make a large contribution to the economic health of the downtown area. The proposed employee-housing element will make a significant contribution to the housing stock for working people in the downtown area. The proposed recreational development will benefit the entire community and existing recreational uses will be maintained. The design will be a visual enhancement of the mountain base area.

SECTION 2520 APPLICABILITY

Snow King Resort is specifically named.

SECTION 2530 PROCEDURE

This Master Plan is in compliance with the procedures outlined in Section 2530.

Section 2530 A3 1. and 2. require the following submittal components:

- (a) *Statement of Purpose*
- (b) *Master Site Plan*
- (c) *Dimensional Limitation Plan*
- (d) *Design Guidelines*
- (e) *Transportation Demand Management Plan*
- (f) *Housing Mitigation Plan*
- (g) *Capital Improvements Plan*
- (h) *Land Use Plan*
- (i) *Phasing Plan*
- (j) *Community Services Element*

The Chapters of this Master Plan are organized, as much as possible, in response to this requirement.

SECTION 2550 STANDARDS APPLYING TO ALL PLANNED RESORTS

This Master Plan application is complete as per Section 2550 requirements. Each section of this Master Plan explains how it intends to meet the standards for various components and elements set forth in Section 2550.

SECTION 2550 (M) (3) STANDARDS SPECIFIC TO SNOW KING RESORT

These standards fall into six categories:

- a. *Character and design*
- b. *Capacity*
- c. *Land use*
- d. *Landscape surface area*
- e. *Environmental analysis*
- f. *Relationship to Town Square*

Regarding (a) character and design, this is discussed in detail under “Design Guidelines”, Chapter VI of this Master Plan. The proposed development meets and exceeds every one of the specific design standards for Snow King. Although some of the buildings are necessarily large, the scale needs to be considered in the whole context of the goals and objectives of this Planned Resort District.

Regarding (e) environmental analysis, the site does not contain any wetlands and does not interfere in wildlife migration routes. Environmental and hazardous materials assessments have been conducted and no underground storage tanks are located in any of the parcels under consideration. Soils analysis has included studies of the maps prepared by Dr. Love and Harry Covington pertaining to steepness of slopes, ground stability, geologic maps, loamy soils and snow slides possibilities. In addition, visual inspections have been conducted with Dr. Love and results of soil test borings, pits and actual foundation excavations have been analyzed.

All structures in this Master Plan are located in appropriate and stable soil areas. Some of the small

structures located within the steeper slopes of Sub-Area 4 are located on soils that will require engineered foundations. Visual impacts are discussed in detail in various chapters of this Master Plan.

As an operating business, consideration has also been given to operational efficiency and the wise use of resources. Snow King presently follows, and will continue to adhere to, OSHA, DEQ, EPA, ADA and BATF regulations regarding the storage, handling and disposal of dangerous materials as well as other employee and guest related requirements. Impacts are also minimized through the use of management guidelines, such as the National Ski Area Association's Environmental Principles for Ski Areas.

A Visual Environmental Assessment has been carried out, as required, to evaluate the visual impacts at the mid-mountain lodge area, including computerized photography.

Regarding (f) relationship to Town Square, the transportation element of this Plan describes components, which encourage non-motorized access and public transit access to the Town Square.

Other various aspects are presented in written or graphic form throughout this Master Plan.

SECTION 2560 FINDINGS FOR APPROVAL

This Master Plan positively responds to and meets or exceeds all the findings for approval described in Section 2560:

- A. *Consistency with Comprehensive Plan. The Planned Resort master plan is consistent with the goals and objectives of the Jackson/Teton county Comprehensive Plan.*
- B. *Consistency with purpose and intent. The Planned Resort master plan is substantially consistent with the purpose and intent of this Division, as set forth in Section 2510, Purpose and Intent.*
- C. *Affordable and employee housing. The Planned Resort master plan ensures a supply of affordable and employee housing that is in accordance with the requirements for housing created by development within the Planned Resort.*
- D. *Design guidelines. The Planned Resort master plan contains design guidelines that*
 - 1. *Establish standards for buildings, spaces, signs and lighting within the Planned Resort*
 - 2. *Promote the design concepts set forth in Section 2550.G, Design element; and*
 - 3. *Establish a method for consistent implementation of the guidelines.*
- E. *Transportation element. The Planned Resort master plan contains a traffic impact analysis and transportation demand management plan that:*
 - 1. *Promote multimodal forms of transportation that are consistent with the transportation goals of Jackson/Teton County Comprehensive Plan;*
 - 2. *Manage the generation of resort related traffic to avoid undermining community character and endangering the public health, safety and welfare; and,*
 - 3. *Identify an equitable cost sharing plan for transportation facilities and services*
- F. *Capital improvements plan. The Planned Resort master plan contains a capital improvements plan that ensures infrastructure and essential services will be provided in an efficient and timely manner to accommodate projected resort demands.*

not only the site characteristics of each resort, but the inter-relationship between Snow King and other resorts, mainly Teton Village. The size of private land parcels, floor area ratios, landscape surface ratios and other specific site factors were also considered in the process. The size of the resort was also determined to be appropriate in relation to the conference/ convention facilities desired by the community and the need to make this conference center financially feasible.

These and other aspects were factors determining the optimum size of the Snow King District Planned Resort and these results were incorporated into Division 2500 of the Land Development Regulations.

When fully developed, Snow King Resort's goal is to have the best-equipped conference facility in the State of Wyoming. As proposed these facilities will be highly flexible, much more pleasant than most urban conference centers and will be visually and functionally connected to the surrounding landscape with ready access to the outdoors. When enhanced by Jackson's allure as an exciting destination, this facility will have the potential to attract meetings from all around the region as well as from the highly competitive national market. The objective will be to accommodate conferences for 100 to 300 participants with sufficient space for breakout rooms and to accommodate concurrent groups and functions. This scale is compatible with our community's transportation systems and other commercial infrastructure.

Additionally Snow King hosts many conferences that use other lodging facilities in town. As their enrollment and programming needs expand, more conference and exhibit space is required to accommodate these town-wide meetings. These meetings provide a stable, low-impact base for the visitor services sector of our economy and, as envisioned in these regulations, contribute to other long-term community goals.

In this context, it is important to note that the purpose of this Master Plan is to define maximum build-out for Snow King Resort. This proposal represents the complete facility that will be available to Jackson and these facilities will be developed in phases, over a period of time. As time passes space requirements for individual uses change, while the overall caps remain in place.

Regarding (c) land use, the standard calls for convention facilities capable of competing successfully in the *"year-round convention market"*.

Regarding proposed commercial development, the health club, daycare and ski school are all integral parts of a full-service facility and will benefit the lodging guests and other community needs. New food and beverage facilities are proposed in addition to the existing restaurant and kitchens, as well as unassigned commercial space for neighborhood convenience business and for on-site guest services. The proposed movie theatres will be able to be used for conferences during the day and attract visitors to invigorate the pedestrian plaza at other times.

Regarding (d) landscape surface area, the standard calls for a minimum LSR of .25 within developed areas of the Resort. This Master Plan provides a higher minimum LSR of .30 within these developed Sub-Areas. As called for in this standard, the Plan also provides an attractive streetscape along Snow King Avenue, a porous edge and high quality outdoor public space for events and interaction. The goal is to achieve a festival marketplace atmosphere for the plaza area by combining the multiple functions of conference center, commercial space, food and beverage service and open space. The creative mix of businesses and functions will be the key to success.

- G. *Land use element. The Planned Resort master plan promotes land uses that support and maintain the character of the resort as specified in Section 2550.M, Character Element.*
- H. *Phasing plan. The Planned Resort master plan contains a phasing plan.*
- I. *Character element. The Planned Resort master plan ensures the resort's development will be in keeping with the community's goals.*

This Master Plan is consistent with the Comprehensive Plan and the purpose and intent of all these regulations. In the following chapters, the introduction for each chapter specifies how this Master Plan meets the requirements for affordable and employee housing, design, transportation, capital improvements, land use and phasing. We believe that this Master Plan meets and exceeds the standards for each of these elements.

The final finding required for approval is that the Master Plan “ensures the resort’s development will be in keeping with the community’s character and the planned character for the vicinity of the resort”. This issue is addressed in the Statement of Purpose.

Among the many features of this Master Plan is that it meets the present and future needs of the Town of Jackson by enhancing an already-existing pattern of use. By expanding Snow King’s capacity, the Town of Jackson can attain several desired goals with minimum impact. The impacts that are anticipated are generally compatible with the resort’s vicinity UC-2 zoning.

A particular and unique strength of this Master Plan is its conformance to the Community Services standards (Section 2550, which call for the Resort to function as “*integral parts of the community by participating in civic initiatives and by implementing the goals of the community.*” These standards encourage “*programs designed to retain local access to the resort's main recreational activity and facilities, ... help to maintain a balance between out-of-town visitors and the community, and contribute to the quality of life of the community.*” As a community partner for over 60 years, Snow King is proud of its close relationship with the community. The various Chapters of this Master Plan clearly address all of the impacts and the rationale of the proposed development in a cooperative spirit with the community.

Issues of building height are considered in the Dimensional Limitations Chapter. It must be noted that goals such as creating a sense of arrival, a dense development oriented towards pedestrian circulation, creating meaningful open spaces and activity areas, proximity to parking, incorporating employee housing and in general creating a vibrant mixed-use district necessitates higher buildings than in other zoning districts. The topography of the site clearly helps in blending larger buildings into the mountains. The Dimensional Limitations and Design Guidelines Chapters expand on this topic and also compares future buildings with the existing hotel and Snow King Center. When taken together, a balance is reached that achieves the stated goals and objectives of this Master Plan.

Regarding (b) capacity, the maximum lodging capacity of 2,460 guests and the maximum building square footage of 915,000 SF are to remain in adherence to the intensity of use established in Section 2550 M.3.b. as amended.

This appropriate capacity and size of the resort was discussed in detail during the process of adoption of Division 2500. Independent studies conducted by the Town and County took into consideration

III. 6



B. Proposed Summer Master Plan

The Proposed Summer Master Plan depicts the proposed development along with existing and approved features as they would appear during the summer season. Proposed site development features include:

Love Ridge Vicinity

- New Bullwheel Location and Ski Lift
- Magic Carpet
- Building 11-A
- Condominiums 13 & 14
- Townhomes 15, 16, 17 & 18
- Cottage Area Buildings 19 - 26
- Employee Housing & Storage Building 27
- Access Tunnel from Love Ridge to Cottage Area
- A Tennis Court
- Various Gravel Roads, Parking Areas, Trails and Outdoor Activity Areas

Hotel Additions

- Buildings A, B, C, D, E
- Mountain Maintenance Building
- Extended Porte Cochere
- Paved Parking Areas, Roads and Walks
- Swimming Pool, Hot Pool Plaza

KM6 Area

- Conference Center
- Buildings K, L, M
- Plaza, Walks and Stairs
- Footbridge Over Willow Street

Pine Lodge Area

- Pine Lodge
- Employee Housing
- Summer Outdoor Deck
- Storage Building South of Snow King Center
- Two Stand Volleyball Courts, Outdoor Activity Areas and Trails
- A Climbing Wall

Mid-Mountain Lodge Area

- Mid-Mountain Lodge
- Horse Barn and Corral
- Outdoor Amphitheater
- Various Gravel Roads, Parking Areas and Trails

IV. B

PROPOSED SUMMER MASTER PLAN



C. Proposed Winter Master Plan

The Proposed Winter Master Plan depicts the proposed development along with existing and approved features as they would appear during the winter season. Proposed site development features include:

Love Ridge Vicinity

- New Bullwheel Location and Ski Lift
- Magic Carpet
- Buildings 11 & 11-A
- Condominiums 13 & 14
- Townhomes 15, 16, 17 & 18
- Cottage Area Buildings 19 - 26
- Employee Housing & Storage Building 27

Hotel Additions

- Buildings A, B, C, D, E
- Mountain Maintenance Building
- Extended Porte Cochere
- Paved Parking Areas, Roads and Walks
- Heated Parking Areas, Roads and Walks
- Swimming Pool, Soaking Pool Plaza (heated)

KM6 Area

- Conference Center
- Buildings K, L, M
- Walks and Stairs
- Heated Plaza, Walks and Stairs
- Ski/Footbridge Over Willow Street

Pine Lodge Area

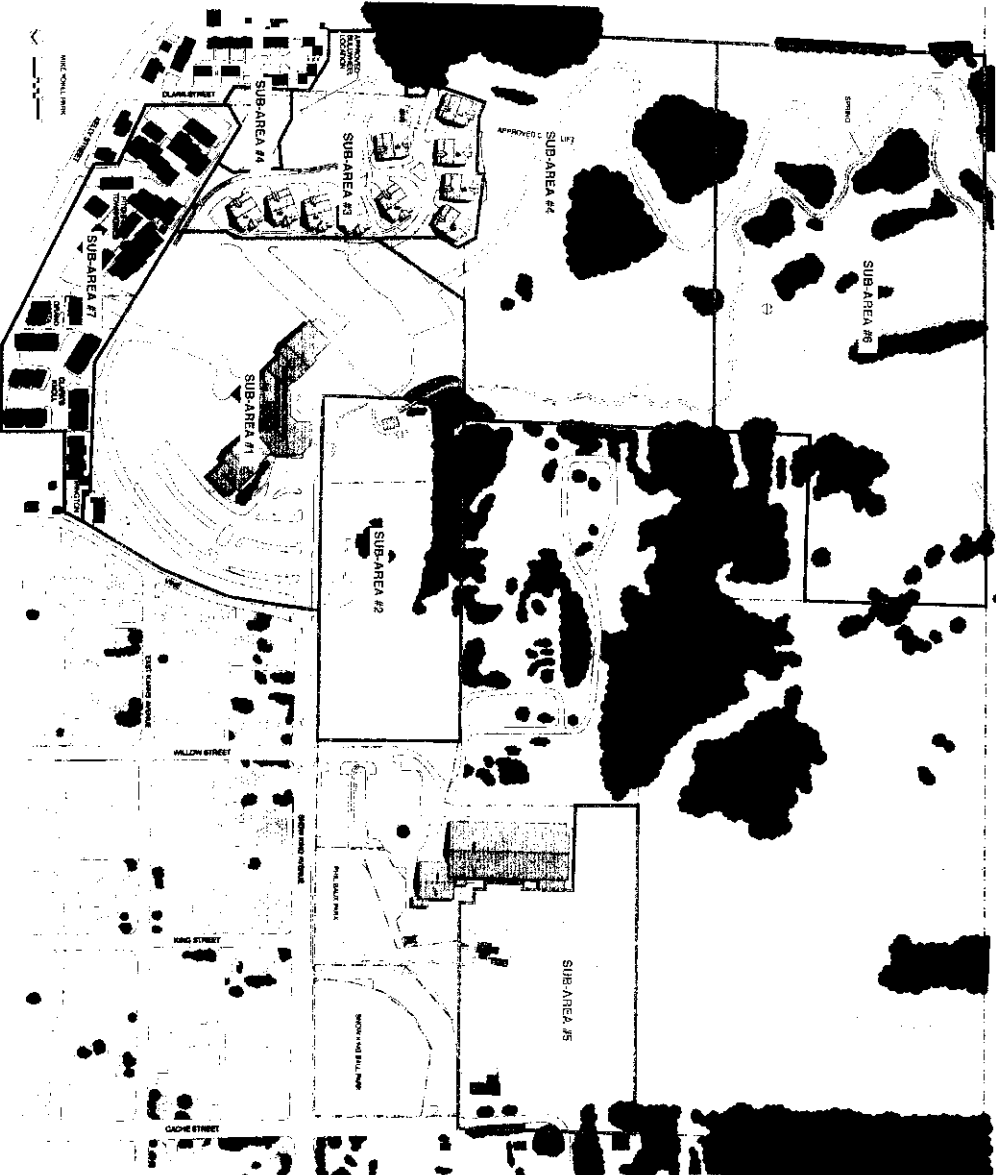
- Pine Lodge
- Employee Housing
- Storage Building South of Snow King Center
- An Ice Skating Rink

Mild-Mountain Lodge Area

- Mild-Mountain Lodge
- Horse Barn and Corral
- Half Pipe Hut
- Half Pipe Hut Surface Tow

IV.C

PROPOSED WINTER MASTER PLAN



D. Sub-Area Plan

Reconfigured Parcels (Sub-areas)

For planning purposes the land in the Snow King Planned Resort District has been reconfigured as follows:

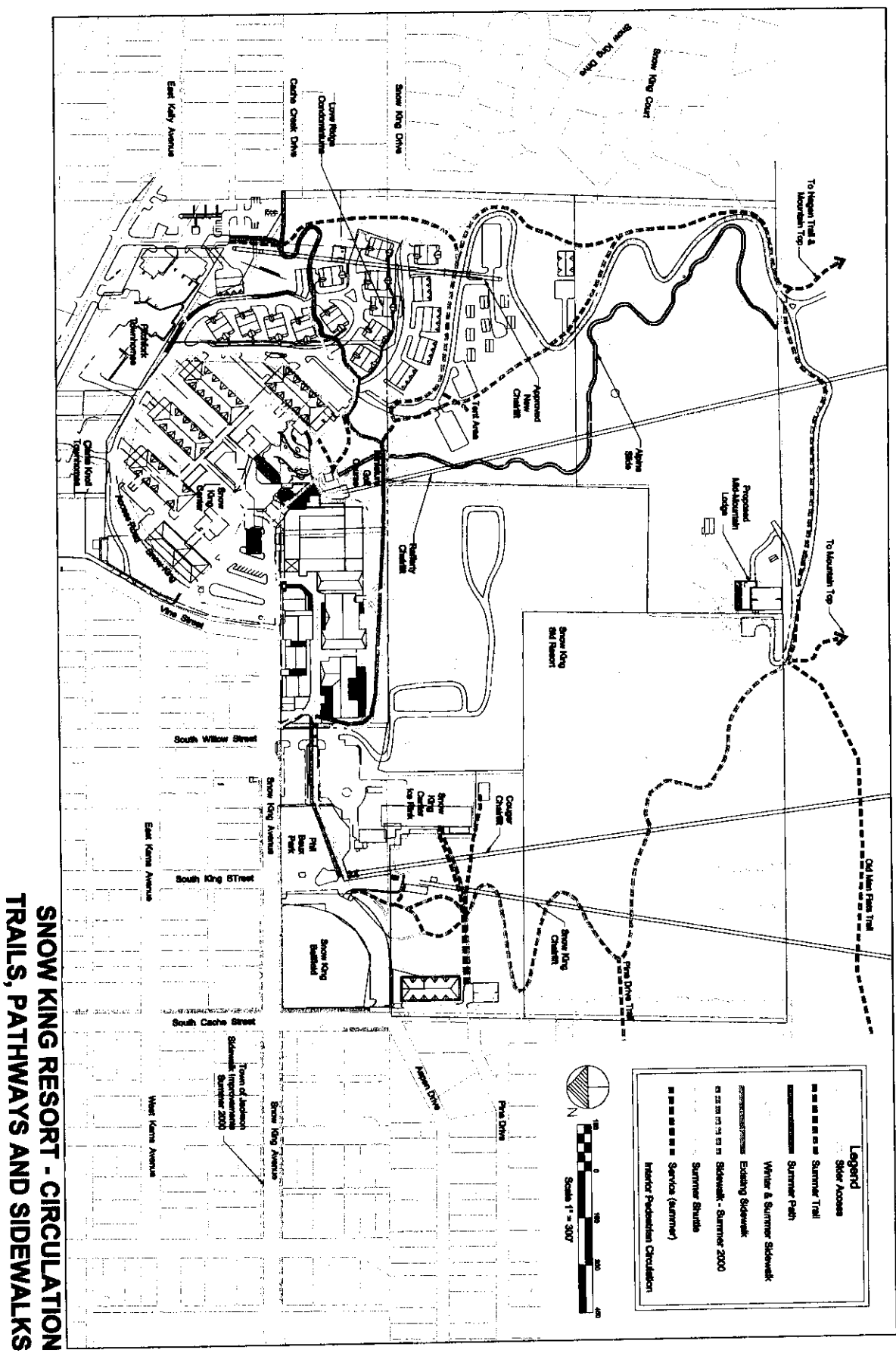
- Sub-Area #1: Existing Hotel and Hotel Additions
- Sub-Area #2: KM6 Area-between Exist. Hotel & Snow King Center
- Sub-Area #3: Love Ridge Condominiums
- Sub-Area #4: Love Ridge Vicinity
- Sub-Area #5: Pine Lodge Area
- Sub-Area #6: Mid-Mountain Area
- Sub-Area #7: Existing Condominium Area *

Sub-Area	Acres	Approximate SF
#1	12,650	551,000
#2	6,520	284,000
#3	4,980	217,000
#4	14,040	611,600
#5	6,494	282,900
#6	17,680	770,000
#7	4,850	211,400
Total 1-6	62,364	2,716,500
Total 1-7	67,214	2,927,900

* Sub-Area #7: See Statement Regarding Existing Condominiums (I, H).

IV. D

SUB-AREA PLAN



V. THE LAND USE PLAN

Introduction to Land Use Plan

Section 2560 of the PRD regulations requires a Land Use Element that supports and maintains the character of the resort. The regulations set forth permitted uses and guidelines for the amount and type of development.

As stated in other Chapters of this Master Plan, a major goal is to create a vibrant mixed-use resort. To attain this goal, many varied uses are allowed and the whole site is considered as an integral unit in order to maximize efficiency and create the desired results. The objective of this Master Plan is to develop a high-intensity resort node of development, which is compatible with its location in the neighborhood, and with its crucial relationship with downtown Jackson.

Permitted uses are defined in Section 2550.J. Permitted uses include residential uses, uses necessary to support the resort's primary recreational activities and uses necessary to support the resort's lodging, day visitors, employees and use by local residents. In the case of Snow King, conference center uses are emphasized and commercial uses serving on-site guests and the adjacent neighborhood are permitted. Special events are also permitted. Prohibited uses include regional-serving commercial uses and commercial amusement activities, which are deemed detrimental to community goals and character.

The regulations set forth basic considerations for establishing the amount and type of development: (1) rationale and character objectives for the resort area; (2) overall development which can be permitted while preserving community character; (3) infrastructure capacity; and (4) resort self-sufficiency to minimize vehicle trips.

The first two issues are discussed in Chapters II, III, VI and VII, in the context of Consistency with the Comprehensive Plan, Compliance with the Land Development Regulations, Design Guidelines and Dimensional Limitations Plan. The issue of infrastructure capacity is discussed as part of Chapter X, Capital Improvements Plan. The issue of resort self-sufficiency is generally not applicable since the intention of this Master Plan is to be integrated with the downtown area. However, the proposed uses do provide basic conveniences and amenities needed by on-site guests and conference center users and assists in decreasing vehicle trips.

Overview of Permitted Uses

The uses allowed in this Master Plan provide a balanced mix that will enliven the resort and support its dual purpose as a center for both visitors and residents. All the allowed uses fall within the scope of permitted uses, and most descriptions are derived directly taken from the definitions provided in Section 2220 of the Town of Jackson Land Development Regulations.

Although future uses can not be completely anticipated, the intent is to comply with the overall goals and objectives of this Master Plan. The Resort District can be characterized as having similarities, either in part or in whole, to all zoning districts. These similarities are mixed together into a constantly evolving balance. In order to maintain a healthy balance for the future, flexibility in the type and intensity of use is essential.

The Land Use Plan and its associated land uses are divided into two broad categories; those uses allowed within the building envelopes and those uses allowed outside the building envelopes (Recreation Land Use Zone).

Uses within the building envelopes are generally characterized as residential, commercial, institutional, amusement/recreation and home uses. Recreation Land Uses are allowed to spill into the building envelopes.

Uses outside the building envelopes can generally be classified as non-residential, amusement/recreation and temporary uses. While these uses may require the need for structures or other physical improvements they are usually small in scale and quite specific in use. To attempt to confine development, which is related to the recreational activities such as skiing, biking, horseback riding, alpine slide etc. seems an impractical, if not impossible task. Hence the rationale for allowing recreational use flexibility outside the building envelopes. Love Ridge Lot #11 will continue to be dedicated to the Recreation Land Use Zone and Lot #12 will continue to be a Residential Lot.

Other various recreational uses such as swimming pools, hot tubs, playgrounds, picnic areas and shelters, pathways, trails, tennis and volleyball courts, alpine slide, miniature golf, outdoor function areas, sign structures, bridges, ticket windows, barns, tents, performing stages and platforms, dance floors, band stands, BBQ areas, ski lifts, decks, loading areas, nurseries, equestrian operations, ski school and day care facilities are allowed both within and outside the Building Envelope areas.

The following descriptions are intended to familiarize the reader with the uses particular to this Master Plan, as well as other uses which the resort feels are appropriate consequently establishing the nexus between this multiple use district and the LDR's. Definitions will be as per Section 2200 of the current Land Development Regulations unless otherwise noted. Thresholds for size and number of permitted uses is discussed in the Dimensional Limitations Plan.

Uses Permitted Within Building Envelopes.

Residential Uses - Snow King anticipates the following residential uses: Conventional Single Family Units, Accessory Residential and Institutional Residential. Employee Housing is also to be located throughout the site and integrated within the Resort in various nodes.

While it appears that residential use within the Snow King PRD will be limited, Snow King believes that residential uses may still have a place in the resort. Consequently the previously stated uses as defined by Section 2220 are allowed.

Accessory Residential Unit. -While these types of residential uses are highly unlikely within the resort area, Snow King does not want to preclude their use.

Institutional Residential-Employee Housing. Units of this type are permitted. Institutional-Residential Employee Housing is meant to comply with this Master Plan's Employee Housing requirements. Unit types may vary and may include, but not limited to, dormitories and multiple occupancy units.

Institutional Residential. Other. Like accessory units this type of use is currently not being considered by the resort. However, it is not out of the realm of possibility that a private school dormitory housing or some type of group living facility or dormitory might be a future possibility.

Non-Residential Uses. - Snow King has the following commercial uses included in this Master Plan: Commercial Lodging (including hotel, condominiums, condominium-hotel, interval ownership units and support facilities associated with residential and non-residential short term rentals), Commercial Retail, Office uses, Restaurant/Bars and Service uses. Although not currently in the group of contemplated commercial uses the resort believes that Bed and Breakfast operations could increase the Resort's ability to provide a viable center for both visitor and residents. These uses are all defined by Section 2220, and are appropriate to include herein.

Commercial Lodging. - Commercial Lodging (or simply lodging) can take the form of hotel rooms, cabins, lodges, townhouses, condominiums, condominium-hotels or interval ownership units. Condominiums or other units can be sub-divided into separate sub-units called "lock-offs". A lock-off is a portion of a larger residential unit that can be used, or rented, separately from the rest of the unit. A unit can have more than one-lock off portion; for instance a 3-bedroom condominium unit can be subdivided into 3 separate rental units, each with a separate entrance door. Interval ownership unit is defined as "Condominium-Time Share" in the Land Development Regulations Definitions.

This Master Plan indicates four hotel areas within the resort that are intended for lodging: the existing hotel and additions, Sub-Area 2, the Pine Lodge and the Mid-Mountain Lodge. The vast majority of new lodging is proposed in the area of the existing hotel and additions. Uses are interchangeable and only limited by the capacity limits in the Schedule of Dimensional Limitations. Although for purposes of the Example Development a larger ratio of hotel rooms than condominiums has been used in the breakdown of the total guests allowed, it is not believed that this will be the ultimate lodging breakdown. Since hotel rooms have a greater per square foot and per guest impact on traffic, parking and housing the "worst case scenario" was chosen in order to calculate impacts.

Conference and Assembly Facilities. Conference space is defined as the actual square footage of the meeting rooms whereas assembly space is defined as foyer or gathering space outside of the conference rooms. Assembly space accommodates registration tables, displays, receptions and other activities associated with a meeting event. The majority of the new conference and assembly space is anticipated for the Sub-Area 2. Some small conference space has been allocated to the Pine Lodge and Mid-Mountain facilities.

Restaurant and Bar. -Expanded Food and Beverage facilities are contemplated throughout the Resort, but mostly concentrated in the core areas. Smaller Food and Beverage outlets are envisioned within the Pine Lodge and Mid-mountain area. Outdoor food and beverage facilities are also contemplated throughout.

Commercial Retail. These types of retail sales operations are contemplated for the street level shops along Snow King Avenue as well as within and surrounding the pedestrian plaza. The locations provide efficient access for neighborhood local convenience as well as access to lodging and parking and assists in creating vibrant pedestrian spaces. The close proximity to dense neighborhoods and the numbers of guests staying at the resort should increase the diversity and viability of retail operations. Any single commercial retail space exceeding 15,000 SF shall require a Conditional Use Permit, all other commercial retail is permitted by right.

Office. Commercial office space is planned for the spaces above the commercial retail and is envisioned as including professional services and other activities, which are conducted in an office environment. Similar to the Commercial Retail these types of use are appropriate throughout the resort and will provide a consistent level of local traffic to diversify the mix of activity and commercial viability of the area. Resort uses, such as the Resort management itself, will also require office space.

Service Use. The successful balance of local convenience and visitor services is intended by allowing this use type as defined in Section 2220. These diverse types of uses will be allowed and encouraged within the building envelope system.

Bed and Breakfast. This type of use shall require a Conditional Use Permit.

Residential Short-Term Rental. This use is allowed throughout the extent of the PR District.

Institutional Uses. As defined in Section 2220 three non-residential institutional uses are considered. Snow King Resort considers all to be valid and appropriate uses within the building envelope areas. Additionally, utility uses outside the envelopes are also allowed particularly in consideration of Snow King Mountain's expanding role in providing a base for valley wide telecommunications. Although the current plan does not contemplate most of the types of institutional uses named in Section 2220, these uses are allowed since in almost every instance large segments of the community would utilize the resort and its many activities and services.

Day Care Center Group. A large day care operation is planned. This operation is intended to fulfill the needs of guests, employees and valley residents. This operation complies with the Group Day Care definition under the institutional designation in Section 2220. Day care can also take the form of a "Discovery Center" and can be operated in conjunction with the Ski School.

Amusement and Recreation Uses. Within the building envelope area the following uses are appropriate; Commercial Amusement and, Indoor Recreation. In addition, the uses of Outdoor Recreation, Tour Operators/ Outfitters and Ski Area may in whole or in part of their operation occur within the building envelope area.

Commercial Amusement. Commercial Amusement uses are permitted as follows:

- Permitted by Right: noncommercial theatres and music halls, video arcades, and indoor skating rinks.
- Conditional Use: bowling alleys, commercial movie theatres and music halls, pool and billiard halls and shooting arcades.
- Other uses shall require a Conditional Use Permit unless determined to be unnecessary by the Town Planning Director.

Indoor Recreation. Planned Indoor Recreational uses include a health club and spa, intended for use by both residents and guests. A large indoor/outdoor pool is also planned. In addition, similar types of operations may be feasible and are appropriate from the standpoint of providing diverse opportunities to visitors and residents.

Home and Temporary Uses. While none of the uses defined under the Home Uses and Temporary Uses designations are currently contemplated, the Resort believes that they are compatible, appropriate and may have a place in the future of the resort. The presence of home businesses, small day care operations and cottage industry would help to diversify the social fabric within the Resort. Temporary Uses such as Special Events are perfectly adapted to the plaza in Sub Area #2.

Uses Permitted within the Recreation Land Use Zone

Outdoor Amusement/recreation. Outdoor Recreational uses are permitted as follows:

- Permitted by Right: youth recreation camps, bicycle facilities and uses, swimming pools and hot tubs, tennis, volleyball courts, paddle tennis, stables and corrals not associated with an agricultural use, cross country ski trails and facilities, playground, picnic areas and shelters, pathways, trails, alpine slide, miniature golf, outdoor function areas, performing stages and platforms, dance floors, band stands, BBQ areas, ski lifts, tubing park, decks, climbing walls, loading areas, ski school facilities and other related ski facilities and amenities.

One of the greatest assets provided by Snow King to the community is the continuing existence of both summer and winter recreational opportunities. Summer outdoor recreation uses considered in the Master Site Plan include, but are not limited to, an outdoor climbing wall, miniature golf, sand volleyball courts, horse stables and an expanded trail system for hiking, biking and riding. Phil Baux Park, and its seamless expansion into Snow King's private lands is also an integral part of this Master Plan.

Winter outdoor recreation includes tubing, skating (both indoors and outdoors) and of course skiing and snowboarding. Skiing and snowboarding activities comprise the bulk of these activities from the perspective of land and support facilities. In addition to the existing base facilities and lifts near term improvements include a new beginners lift and ski trail adjacent to the Love Ridge Condominiums and continuing improvements to the snowmaking operations. Ultimately, the area could expand, but this expansion is not contemplated in this Master Plan. Snow King supports the definitions for Outdoor Recreation and Ski Slopes provided in Section 2220 since it allows the flexibility to construct and operate all the ancillary facilities associated with both summer and winter activities.

Other uses such as Day Care Center, ski school, utilities and nursery, allowed within the Building envelope area, will also be allowed in the Recreational Land Use Zone.

Ski slopes are obviously allowed, as well as all the facilities required to operate the ski area such as maintenance and storage spaces, snowmaking facilities, explosive storage, lifts and ski slopes lighting.

- Conditional Use Permit will be needed for Skateboard parks, equestrian centers.
- Other uses not mentioned above shall require a Conditional Use Permit unless determined to be unnecessary by the Town Planning Director.

Agricultural Uses. Snow King does not have any plans to rear livestock or grow crops nor does the applicant believe that this is an appropriate use within a resort setting. The resort does, however, foresee the potential need to operate a nursery facility to meet the landscape needs of the Resort. The scale of this operation is not known at this time and the use is not shown on any of the Master Plans.

Tour Operators/Outfitters. Seasonal facilities such as warming buildings or restaurants are intended to be used, as much as feasible, year round and may be used for these purposes.

Temporary Uses. As stated in the section on Uses Within the Building Envelopes the resort acknowledges Temporary Uses as one of the most important uses to be allowed within the Resort District. Particularly important is the Special Event definition provided in Section 2220. Winter ski races, the Hill Climb, mountain bike races and summer Hill Climb are a few of the important events held on the mountain each year. The Annual 4th of July fireworks has been considered in allocating open space. Over the years, other outdoor uses will come up. Snow King assumes that the desire for more of these types of events will grow in number and diversity. With the exception of Gravel Extraction all the Temporary Uses listed in Section 2220 may have a place at the resort and are allowed.

Special Events. Special events such as music and dance festivals, art and craft shows, concerts, live theater, and similar events which are compatible with the resort and its facilities shall be permitted.

The attached Land Use Schedule is intended to summarize the above descriptions. Where the Limited note is used in the Schedule, reference the above text for details.

Although Final Development Plans will determine the precise areas dedicated to each use, an Example Development has been created in order to calculate impacts such as traffic, parking, employee housing and utilities needed at the site. As discussed in Chapter VII, this is only an example and relative sizes and locations of various uses will change over years. This Example Development only represents Snow King's best estimate of uses within Building Envelopes at this point in time.

SNOW KING RESORT LAND USE SCHEDULE

	Building Envelope Zone	Recreation Land Use Zone		Building Envelope Zone	Recreation Land Use Zone
Gravel Processing			Commercial		
Extraction			Office	Y	
Disposal			Planned Commercial	Y	
Temporary Uses			Commercial Retail	L	
Christmas Tree Sales	Y	Y	Heavy Retail/Service		
Contractor's Office	Y	Y	Services	Y	Y
Special Event	Y	Y	Restaurant/Bar	Y	L
Real Estate Sales Office	Y	Y	Drive-in Facility		
Shelter	Y	Y	Commercial Lodging	Y	
Farm Stand			Bed and Breakfast	C	
Gravel Extraction & Processing			Dude/Guest Ranch		
Amusement/Resort			Residential short-term Rental	Y	
Commercial Amusement	L	L	Agricultural Support/Service	L	L
Campgrounds			Institutional Residential-Other	C	
Outdoor Recreational	L	L	Residential		
Indoor Recreational	Y	Y	Agricultural Employee Housing		
Tour Operators/Outfitters	Y	Y	Conventional Single-Family Unit	Y	
Ski Slopes	Y	Y	Conventional Single-Family Subdivision	Y	
Home Uses			Planned Residential	Y	
Home Occupation Home Businesses	Y		Planned Unit Development		
Day Care Home, Family	Y		Mobile Home		
Day Care Home, Group	Y		Mobile Home Park		
Cottage Industry			Working Ranch Subdivision		
Aeronautical			Guest House/Guest Unit	L	
Airports			Accessory Residential Units	Y	
Landing Strips			Institutional Residential/Employee Housing	Y	
Heliports			Nonresidential		
Balloon Operations			Agricultural		
Industrial			Agriculture	L	L
Institutional			Nurseries	L	L
Light Industry					
Heavy Industry					
Institutional					
Institutional	C	C			
Utilities	C	C			
Day Care Center Group	Y				

Y=Permitted by Right, C=Conditional Use, S=Special Use
L= Limited -See Text for details

EXAMPLE DEVELOPMENT

Land Use by Sub-Area	Sub-Area 1 Hotel	Sub-Area 2 KM6	Sub-Area 3 Love Ridge	Sub-Area 4 Love Ridge Vicinity	Sub-Area 5 Pine Lodge	Sub-Area 6 Mid- Mountain	TOTAL For All Sub-Areas
Condominium Units (Number)	10	15	40	28			93
Hotel Room (Number)	698	100		32	60	28	918
Total Units	708	115	40	60	60	28	1,011
Statistics: Lodging SF/Guest	234	330	481	398	225	255	276
Total Guests (Number)	1,436	260	160	176	120	56	2,208
Above-Ground Uses (Square Feet)							
Lodging	336,000	86,000	77,000	70,000	27,000	14,000	610,000
Lobby / Reception	12,000	6,000			1,000	2,000	21,000
Conference / Meeting	9,000	40,000			2,000	3,000	54,000
Assembly	1,000	23,000					24,000
Commercial: F & B	27,300	11,000				3,000	41,300
Commercial: Unassigned	11,200	42,000	4,000		10,000		67,200
Commercial: Theaters		9,000					9,000
Health Club, Daycare, Ski School, Etc.	17,000						17,000
Services: Back of House & Storage		17,000					17,000
Services and Circulation	8,500				5,000	1,000	14,500
Support & Mech	2,000						2,000
Services - Offices	3,000						3,000
Support - Public		6,000					6,000
Office		4,000					4,000
Outdoor Recreational Uses	25,000						25,000
Total Above-Ground Building Area	452,000	244,000	81,000	70,000	45,000	23,000	915,000
Underground Uses (Square Feet)							
Back of House		18,000					18,000
Support, Mechanical, Maintenance	18,000	28,000					46,000
Services - Loading / Circulation	84,000						84,000
Loading Dock Area	6,000	22,000					28,000
Kitchen Storage Services					4,000	7,000	11,000
Maintenance / Services	20,000						20,000
Storage and Misc.				5,000			5,000
Support Services - Public		2,000					2,000
Underground Conference		22,000					22,000
Underground Assembly		9,000					9,000
Lockers - Health Club	20,000						20,000
Total Underground Building Area	148,000	101,000	0	5,000	4,000	7,000	265,000
Ground Surface Area (SF)	551,000	284,000	217,000	611,600	282,900	770,000	2,716,500
Floor Area Ratio (FAR)	0.82	0.86	0.38	0.12	0.16	0.03	0.34

VI. DESIGN GUIDELINES

A. Introduction:

Division 2500 requires Design Guidelines, which establish standards for buildings, spaces, signs and lighting within the PRD. These Design Guidelines respond to and specifically address the standards set forth in Section 2550-m-3 of the Town of Jackson Land Development Regulations that state:

- **Character and design.** *As indicated on the Community Issues Map of the Jackson/Teton County Comprehensive Plan, Snow King Resort will continue its role as a unique, resort-oriented urban commercial node serving both visitors and residents. Improvements and expansions at Snow King will solidify its role as the main convention and conference facility in the community. Factors and resort characteristics important in Snow King's future development include:*
 - (1) *Capitalization on the location at the terminus of Snow King Avenue.*
 - (2) *Creation of a sense of arrival.*
 - (3) *Creation of an active, attractive, pedestrian streetscape along the eastern end of Snow King Avenue.*
 - (4) *An attractive, safe and direct pedestrian streetscape connection to the Town Square.*
 - (5) *A layout that blends the edges of the resort into neighboring developments, creating a porous edge to the resort that encourages pedestrian travel into and through the area.*
 - (6) *Structure sizes and layout that draw people into the resort area.*
 - (7) *A continuity of architecture and activities within the resort, creating a multi-use sense of place.*
 - (8) *Pathways throughout the resort and connections to the Jackson Hole pathways system.*
 - (9) *Continued provision of the amenities of "town hill" skiing.*

The following Design Guidelines address the specific characteristics and issues excerpted above. These Design Guidelines will be administered by the Snow King Resort Master Association (SKRMA). Final Development Plans will be reviewed and approved by SKRMA prior to presentation to the Town for approval as per Section 2530. B.

The visual presentations accompanying this Master Plan show the character and quality of the buildings that these guidelines will produce. New development is intended to visually enhance the existing resort, add a new and exciting dimension to the Town of Jackson, and blend with the built and natural landscape. The plaza, store fronts and entry tower are intended to provide a pleasant and attractive Snow King Ave. streetscape, inviting to the visitor or resident approaching from the West.

B. Design Guidelines. Character and Design Objectives

1. *Capitalization on Location at Terminus of Snow King Avenue*

The current main entrance to Snow King Resort is at the East end of Snow King Avenue. This entrance will remain and be strengthened in a number of ways. The entryway will be regraded to a slightly gentler slope and equipped with snow-melting surfaces. The street frontage will be lined with three-and four-story buildings with retail uses at street level and other uses above. These buildings will create an important street edge designed to provide visual interest to pedestrians and motorists. The East/West axis will be improved with the addition of landscaped islands that will screen the paving surfaces and soften the approach. The entrance to the hotel will be brought further West by means of a large Porte Cochere, which will serve as a drop-off for the hotel and conventions users, as well as for buses, cars, shuttles, limousines and taxis.

2. *Creation of a Sense of Arrival*

By expanding the Porte Cochere and creating a courtyard, the sense of arrival is enhanced and circulation, both pedestrian and auto, clarified for the arriving guest. Consideration is given to loading and unloading requirements for both guest and residents attending functions at the Resort. The large vehicular plaza is designed with large vehicles (buses, outfitter vans, and trailers) in mind. The row of buildings along the south side of Snow King Avenue, starting with the entry Tower and plaza at the west, will help draw people visually into the resort and is an important feature necessary to create a sense of arrival. Pedestrians will be able to walk along an outdoor arcade lined with retail windows, providing visual interest and shelter from the weather.

3 & 4. *Creation of Pedestrian Streetscape Along East Snow King Avenue and a Connection to the Town Square* The addition of buildings fronting the street with retail and commercial uses will enhance the pedestrian experience by adding visual interest, sidewalks and lighting. Snow King Resort will work in concert with the Town of Jackson to direct pedestrians between Snow King Resort and the Town Square. Willow, King and Cache Streets are all options for pedestrian connections to downtown.

5. *Porous Edge Encouraging Pedestrian Travel*

The building edge along Snow King Avenue is articulated to reduce the apparent bulk and scale of the two-, three-, and four-story structures. Small retail and commercial spaces connected by a covered arcade will disguise the parking structure behind and give an active and inviting façade. By using different building heights and varying the roof forms, the street edge is given scale and visual interest. The façade facing Snow King Ave. East of Willow is designed to integrate with potential future development along the north side of the street. The open areas to the East and West will encourage hiking and biking up the mountain. On the West, behind the ballpark, the Pine Lodge building will define the western edge of the resort and be visible when approaching the Resort from the North. The large open space area between the Snow King Center and the Pine Lodge will continue to act as a magnet for mountain access and be enhanced with additional outdoor activity areas.

6. *Size and Layout that Attracts People*

The new master plan is built around three primary outdoor spaces, each of a very distinct character and purpose. The centrally located Entry Court, with regraded drive and expanded pick-up and drop-off areas, is the vehicular centerpiece of the new plan. Arriving visitors will be able to pull in under the cover of the Porte Cochere and will be directed to check-in areas or to the convention center. Access to the parking structure will be clearly marked and easily accessed. The second major public space is the plaza above the parking structure, which is enfronted by lodging/commercial buildings. This entirely pedestrian space connects the main hotel, the convention center and other condominium and hotel wings through a pedestrian bridge, to the Snow King Center, the Ski hill, and Phil Baux Park. This pedestrian plaza is to be lined with food and beverage outlets, shops, kiosks and outdoor activities and is intended as the center of pedestrian activity for the Resort. The third major public space is the Pool Courtyard, which will be enhanced under the new master plan with terraced gardens, water features, and hot tubs stepping up the hill from the hotel lobby. This space commands south sun, exceptional views up to Snow King Mountain and is well protected from prevailing winds. This will be the recreational centerpiece of the hotel and condominium complex and will also be visible from the main hotel lobby attracting guests to the outdoors. The new Health and Fitness Club will overlook and connect to this Pool Courtyard. The effect of these three spaces will be to give the visitors distinct spatial and programmatic experiences and will serve to attract and amuse people in many different ways.

7. Continuity of Architecture and Activities/Multi-Use Spatial Sense

The spatial experience outlined above is enhanced by the fact that it incorporates mixed uses and by the variety of activities that will take place at the Resort. The mixture of retail, office, restaurants, recreation, and lodging mimic the uses typically found in active urban areas, and the proposed density is necessary to activate these outdoor spaces.

8. Pathways Connecting to Pathways System

The Pathways and Trail system is the backbone of the Snow King Resort Master Plan. The proposed system will provide a nexus for the regional trail system. The special location of the Snow King properties allows for East/West and North/South Trail and Pathways connections. Special emphasis is placed on the separation of pedestrian and vehicular circulation and the creation of meaningful interior and exterior spaces for pedestrians to congregate. The pathway system within Snow King Resort expands, and connects to, the off-site pathways (See Summer Circulation and Pathways and Winter Circulation and Pathways).

9. Continuation of the Amenities of "Town Hill" Skiing

The Snow King Ski Hill is intended continue in operation as an amenity for both residents and guests alike. Skiing, sledding and other activities figure prominently in the new Snow King Master Plan. The increased intensity of the resort is hoped to lead to an expansion of the amenities as the need arises.

C. Design Guidelines. General Purposes

The purpose of these conceptual design guidelines is to give some idea of the physical character that is being envisioned in this Master Plan and will be used to assist Snow King Resort in the planning, design and construction of projects build under this master plan. They reflect the goals of the master plan in attempting to create a true resort experience with visual variety, pedestrian activities, and a unique character which will make the resident and visitor experience more memorable. It is the intent of these guidelines to strike a balance between control and creativity, to allow enough flexibility in the choice of materials and style to give life to the resort, while at the same time maintaining a sense of cohesiveness. The world's great cities were not designed by one architect at one time, but rather grew and developed over time with the creative input of many. Snow King Resort is attempting to create a broad enough palette of possible materials and design elements to encourage a unique blend of architecture which will give it variety and visual interest.

Snow King Resort has an important role as anchor for the Town, a counterbalance to the Town Square and the proposed Visitor and Multi-Agency Campus at the North end of Cache Street. As such, it must act as a terminus, a destination for both residents and tourists. This Master Plan, by adding significant intensity to the Resort, makes it a much more varied and desirable destination than it currently is. The combination of Convention Facilities, the Snow King Center/Ice Rink, an array of lodging facilities, retail, commercial functions and a Health Club/Spa, all reinforce Snow King's role as a multi-use center for the community.

As the Master Plan builds on the existing Snow King Resort, so do the architectural guidelines which build on the existing character that has developed during the life of the resort. The new architecture of the Snow King Resort will build on the community character of Jackson with well-designed buildings, clean rooflines, taper-sawn shake roofs and a clearly expressed structure. The materials palette, while encouraging a preponderance of wood and stone, will also include stained concrete, painted or oxidized steel, stucco, and high quality cultured stones.

Indigenous architecture has long had a powerful association for people who visit the West, from the log cabin in the woods, to the burl wood columns in the Cowboy Bar. Snow King has established a

character that is clean and somewhat modern. Its new character must tie to the old and yet be firmly rooted in today's world. While rustic character has been adopted for other resorts, a more direct, simple architecture that capitalizes on large areas of glass, simple roof forms and tautly detailed elegant materials, will distinguish Snow King from other Jackson experiences. Tying the new buildings with the old will create a powerful and unique style for Snow King as it develops in the new millennium.

The resort and convention business has changed over the years and the new Snow King Master Plan incorporates changes intended to keep it apace in this intensely competitive business. By more effectively attracting today's conferences and tourists, Snow King will continue to provide a strong economic infusion for the community.

Section 2550.G requires Design Guidelines that establish parameters for buildings and spaces in the Planned Resort following this outline.

1. General. *The design theme of the Planned Resort shall have an emphasis on outdoor recreational activities and create a sense of place. A sense of place is created when site planning and architecture:*

- a. Concentrate activities and human interaction into identifiable spaces, such as a plaza or mall;*
- b. Assemble a built environment that connects buildings, spaces and structures through common scale, design and materials;*
- c. Incorporate into the built environment the natural features and cultural heritage of the area; and*
- d. Produce an identifiable image that is associated with the planned resort and with Jackson Hole.*

There shall be visual continuity among the resort structures and design elements without unduly limiting variety in design. Development shall be compatible with the surrounding built and natural environment in both scale and character.

2. Architecture. *Building design guidelines shall reflect:*

- a. The community's architectural character and themes*
- b. A human scale, pedestrian-orientation, which are created when:*
 - (1) The height of buildings does not overwhelm people walking beside the buildings; and*
 - (2) The ground level doors, windows and design features of buildings create an interesting diversity for people walking past the buildings.*
- c. A built environment in keeping with the cultural and aesthetic values of the community*
- d. Natural attributes of the immediate vicinity*
- e. Building materials and colors compatible with the surrounding natural and built environment.*

3. **Bulk and scale.** *The design guidelines shall ensure the bulk and scale of individual buildings within the Planned Resort achieve compatibility with:*

- a. Other structures within the Planned Resort when the resort development is completed, and*
- b. Neighboring structures that are not a part of the resort, and*
- c. The natural environment.*

4. **Signs.** *The design guidelines shall include a sign component that sets forth the sign theme for the Planned Resort and specifies criteria for determining permitted sign sizes types and locations. The guidelines shall contain prototypical examples of all types of signs, including wall, canopy, freestanding, directions, and informational signs. The flexibility extended to Planned Resorts via this Division, to propose standards for signs different from those specified in Chapter 15.28, Signs, of the Jackson Municipal Code, is encouraged with the purpose of having sign guidelines in keeping with the unique character and needs of the resort.*

5. **Lighting.** *The design guidelines shall include an analysis of proposed project lighting. Areas to be illuminated (parking areas, walkways, entries, etc.) shall be identified and general standards should be set forth. Identification of models and types of standards and fixtures is encouraged, but specific illumination plans and photometric footprints are not required. Generally, lighting shall be low-intensity, low-profile, and shielded to avoid "light pollution" and glare to off-site areas. General illumination standards are set forth in Section 49370, Exterior Lighting and Glare.*

6. **Site planning.**

A. Orientation and aspect. Structures and public spaces within the Planned Resort, generally, shall be arranged with views of, and access to, the principal resort recreational amenity.

b. Entrance features. Entrances to the Planned Resort shall create a sense of arrival. A sense of arrival is created when the entrance into the Planned Resort is easily identifiable and is consistent with the design theme of the resort.

c. Natural Resources. The site design shall highlight the natural resources within the Planned Resort and integrate them into the layout of the resort in order to promote a connection to the natural environment. Consequently, natural features of the site, such as significant vegetation, rock outcroppings, water bodies, etc., shall be preserved and incorporated into the project design to the extent practicable.

d. Pathways and pedestrian facilities. Pathways and pedestrian facilities, including access for the disabled, shall be integral components of the site design. The site shall provide an attractive, outdoor atmosphere that encourages use and reliance upon pathways and walkways.

- (1) Safe, convenient and direct access.* Pathway and pedestrian systems shall provide safe, convenient, and direct access throughout the resort, to public lands, transit facilities and the existing or planned community pathway system, when adjacent to the resort.

(2) Pathways. Pathways shall be provided for non-motorized transportation, except motorized wheelchairs for the disabled shall be permitted. Bicycle racks, ski racks, etc., shall be provided at various destination points within the resort.

e. Transportation facilities. Site design shall integrate safe, convenient, and direct access to transportation services and facilities (i.e., bus shelters, information kiosks,) and shall incorporate the facilities necessary for the proper functioning of the Transportation Demand Management Plan (see subsection H.2, below).

f. Circulation. The layout of local street, alleyways, and parking lots shall be sensitive to the natural terrain and landscape. Cut and fill areas shall be minimized and natural features of the site such as wooded areas, rock outcroppings and waterbodies, shall be preserved to the maximum extent practical.

g. Access. Safe vehicular access appropriate for refuse removal, recycling, emergency services, and delivery shall be provided. Service access shall not create unsafe conflicts with automobile and pedestrian access to primary destinations within the resort

h. Landscaping. Project landscaping including hardscape areas shall be consistent with the overall design theme of the resort. Use of indigenous plant materials is encouraged. Existing vegetation shall be preserved and incorporated into the design of the project to the extent practical, especially wooded areas and other significant vegetation which provides shelter or habitat for wildlife.

The Guidelines and the plans and sketches incorporated in This Master Plan, when considered as a whole, address the above sections of Division 2550.

D. Architectural Design Guidelines

1. Building Form, Massing and Character: Buildings must feel as if they fit in the context of the Town of Jackson. They should not seem “imported” from someplace else. They must not overwhelm the pedestrian scale. Building masses will be broken down through the use of covered arcades at pedestrian levels and thru the use of building envelopes that require the structures to step back away from the street or plaza.

Architectural forms will be simple and practical, not elaborate. They must reflect an ability to deal with the severe climate and have honesty and directness similar to the best indigenous structures such as barns and sheds, or some of the structures in Yellowstone and Grant Teton National Parks.

In general, building forms should be used to create definable public spaces between buildings. Buildings enfronting plazas should create an edge that defines the space. Buildings on the south side of a plaza step back above the second story to allow light into the plaza. Where building facades face the mountains or non-pedestrian spaces, buildings will be allowed to rise without necessarily stepping back.

Buildings should be sited to help shape the spaces around them and to create a sense of “street space” by lining up with adjacent buildings where possible.

Buildings should employ various architectural devices to help bring the masses to a more friendly, pedestrian scale. Changing materials, breaking the wall line, using different roof forms and adding balconies or projecting bays are some of these devices.

Larger buildings may be broken into smaller elements that appear to be an aggregation of smaller buildings. Overly differentiated facades on a single building are to be avoided, however.

2. **Roofs:** In order to be sympathetic to the existing Snow King Resort, new buildings must relate to existing architecture by using similar roof forms, generous roof overhangs, and some similar materials such as heavy timber beams holding up roofs overhangs.

Primary roofs must be sloped and in keeping with existing roofs, their slopes should predominantly be in the range of 4:12 to 7:12. Flat roofs and parapet roofs will be allowed where they act as connectors from one gabled roof to another and at larger spaces where necessary and not visible from street or plaza levels. Special consideration is to be given to designing roofs in reference with nearby pedestrian uses.

Roof materials should be as consistent as possible throughout the Resort. Sloped roof materials will be limited to fire-treated cedar shingles or shakes, standing seam copper, or oxidized steel.

Large roof overhangs should be held up by heavy timber beams or knee braces. Eave lines should be kept thin to avoid the heavy look of typical cold roof structures with 20" fascias.

3. **Exterior Materials:** Buildings should sit on masonry bases, and feel as if they are firmly rooted in the ground. Stone, cultured stone, stucco, synthetic stucco and colored concrete will withstand the extreme weather conditions and pilling up of snow along the foundations.

Appropriate materials above the ground level will predominantly be stone, cultured stone, wood siding, wood shingles, heavy timber, logs and glass. Other materials such as brick, stucco, synthetic stucco, oxidized steel, and board-formed concrete will also be allowed to a lesser extent. Buildings should have texture and visible structural purpose.

4. **Windows:** Windows at the pedestrian level should be as large as possible given the function behind them. For retail and/or hotel frontage windows should represent approximately 75% of the linear frontage.

Above the ground floor, there is no minimum requirement of window to wall. In keeping with the existing Snow King Hotel and its available views in all directions, large windows are encouraged. When in heavy walls of stone or concrete, windows should appear to be "punched", and they should have lintels of timber or stone. Metal clad windows, wood windows, and non-reflective aluminum storefront windows are all permitted. Darker colors of the windows are encouraged.

Divided light windows, if used, must have real muntin divisions, either true divided light, or simulated divided light with metal spacers between the double panes of glass. Snap-in, false muntins will not be permitted. Generally larger expanses of glass are preferred to small divisions.

5. **Commercial Frontage, Entryways:** At the pedestrian level, Retail and Hotel storefronts should appear light, glassy and as transparent as possible. As a goal, approximately 75% of the linear frontage of walls opening onto the public plazas and arcades should be glass.

Stone, stained concrete, and painted steel are recommended materials for the pedestrian level walls between the glass.

6. **Decks and Balconies:** Decks and balconies add functional amenity to the resort but also become part of the design palette used to add character and create variety on the building exterior. Where possible balconies and decks should be located to take advantage of solar exposure and/or views. Long, linear balconies are not permitted.
7. **Walkways:** To promote the sense of a unified resort with pedestrian accessibility, buildings should have covered walkways on facades along which connections can be made to other buildings in the village. Wherever possible these walkways should have retail stores and restaurants and other visually interesting spaces along them. All buildings must take into account pedestrian access to all adjacent buildings and the rest of the Snow King Resort.
8. **Color:** The use of color should support and reinforce the overall design theme for Snow King Resort. As a year round resort, colors chosen must work well in all seasons and help the resort blend with its town context as well as with the natural landscape. Color schemes should be built around natural materials, such as stone and wood. Earth hues, natural colors of foliage, deadfall timber and dried grasses are all appropriate. Primary or bright colors should be used sparingly, as accents to highlight the more muted color schemes. Use of “day glow” colors is not allowed. On wood, stains are preferred over paint.
9. **Lighting:** The lighting systems will serve functional and aesthetic roles that include:
 - Providing security and visual safety
 - Serving as directional indicators for vehicular and pedestrian traffic
 - Providing extended outdoor use time, particularly in pedestrian areas,
 - Reinforcing the identity and character through form, color, and materials of fixtures, visual light quality and placement

Lighting must be designed and configured in conformance to Town of Jackson standards. Light sources must be shielded so as not to reflect direct light upon adjacent buildings or properties.

Pedestrian scale lighting: The use of low level light sources at the pedestrian scale to accent or illuminate the ground plane provides a special opportunity to reinforce Snow King’s unique identity and character. This is achieved by the use of proper fixtures at lower mounting

heights to produce a more intimate effect. At night, the fixtures provide light necessary for safety and visual effect. By day, the fixtures should lend animation and scale to the pedestrian environment. Fixtures at a maximum height of 16 feet will be used for these pedestrian areas. Painted steel will only be used for accent.

Additional pedestrian scale lights may be used including bollard lights at approximately 42" in height, and canister type lights on overhead structures. Lighting for pedestrian areas should be incorporated into the buildings whenever possible.

9. **Disabled Accessibility:** Consideration for the disabled must be a part of the design process for any project. Every structure shall be accessible by the disabled through the use of ramps (not to exceed 8%) and/or elevators. All outdoor pedestrian areas must be accessible.

10. Sub Area 2. Specific Guidelines.

One of the key design elements is the pedestrian connection between the existing hotel area and the Snow King Center. This connection is intended to be made through a pedestrian mall located above underground parking. It is intended that this route is to be lined with covered arcades as defined below, and given ample visual and spacial variety to create a lively streetscape.

Key components of this pedestrian mall are:

Properly scaled buildings lining a properly scaled "street", storefront spaces with a predominance of glass, interesting shop windows and doors inviting to the pedestrian, indoor and outdoor food and beverage outlets, visual variety and not just a straight line of facades. Public spaces, lobbies, restaurants and similar extroverted uses should be placed along the mall to help enliven the spaces and make them inviting to passersby.

As a means to allow, and in fact require, this kind of streetscape in a future design whose exact programmatic needs are to be left flexible, a number of rules need to be followed:

- A 65' wide "overlay" zone has been created and called the "Pedestrian Mall Overlay". This overlay defines an area of Primary and Secondary pedestrian connectors that must fall within this overlay. See Pedestrian Overlay Drawings in the Dimensional Limitations Chapter of this Master Plan.
- Two types of Pedestrian Connections are established: Primary and Secondary.
- The width of the connections is flexible but is governed by the following parameters:
 - Primary Connection:** The open width of this connection shall be between 25' and 65' and should be able to structurally support fire equipment loads. Building height along this Primary Connection is governed by a 1 to 1 proportion of height of building to width of Pedestrian Connection, so where the Connection is say 35' wide, the height of buildings on either side shall not exceed 35'. In the event that there is room left in the maximum height plane of the building envelope grid, buildings can set back a minimum of 8' and extend up to the limit set by the building envelope grid. The 3 dimensional building envelope grid, as defined in the Schedule of Dimensional Limitations Sub-Area 2, shall take precedence. Areas designated T-1 and T-2 in the building envelope grid have special parameters as described in the Dimensional Limitations Plan.

Primary Connections must be lined, on at least one side, with a covered arcade ranging in width from 10' to 16' and at least 12' in height. Structural elements such as beams, trusses and knee braces may drop below the 12' height to a minimum of 9'.

-Secondary Connections are not subject to the above 1 to 1 height to width limitation. However, these secondary connections must measure a minimum of 16' in width and 12' in height and are to occur approximately within these Secondary Connection overlays. These secondary connections can be bridged by buildings above, as long as the covered area does not exceed 40' in length.

- Building facades must be articulated, and are not permitted to run straight for more than 200' in length. Jogs or setbacks breaking a straight run must be at least 8' in depth. Curved facades will be allowed and considered breaks.
- Building facades must be organized into a base, middle and top, with appropriate changes of material, varying of the massing and the use of balconies to help break down the massing of the buildings.
- Among the conditions of approval of this Masterplan were proposed revisions to the schedule of dimensional limitations regarding the height and massing of building envelopes fronting Snow King Avenue along its South side. These conditions have been addressed in the building envelopes that are part of this Master Plan. These envelopes, as shown herein, are now in compliance with the conditions of approval. Town staff will review the final design of Sub-Area 2's public thoroughfare frontage at the Final Development Plan stage to ensure that this street level frontage is treated architecturally to achieve the appropriate scale.

As the Snow King Resort develops, these guidelines will ensure that it does so in ways that will greatly enhance its character and make it a more exciting place to visit.

Within this Chapter, as well as in the Schedule of Dimensional Limitations Chapter, drawings and sketches have been included. These are intended to clarify and define the intent of the written guidelines.

E. Site Design Guidelines. Plant Palette.

Site design at the Snow King Resort focuses on plant palette and design, pedestrian circulation, site architectural features and the colors and materials that comprise the build environment. Snow King's setting is both urban and rural. On the one hand the in-town location provides a diverse urban design context. This context generally implies that the site design will be dominated by landscape with formal plantings. Conversely, the resort is built into the base of a forested mountain and is bounded by the Bridger-Teton National Forest. This context usually implies a more random or natural site design. The objective will be to intertwine these two design goals, in a transitional manner, without creating confusion.

Just as the resort straddles a seam between the urban and rural environments it is located at the interface of three different plant communities. The lower portions of the site are dominated by the sage/grassland and the Aspen/Chokecherry communities; remnants of these communities still exist along the eastern boundary of the PRD. The higher, moister portions of the site exhibit a Douglas Fir and Spruce plant community.

Plantings around the resort should mimic these existing communities. Replication of the endemic plants also provides an excellent opportunity to provide visitors with information about the local flora. These plants will also provide an adaptable palette necessary to flourish in the wide variety of moisture, light and temperature conditions which large buildings create and will also help to weave the rural with the urban environments.

Other planting materials of sufficient caliper will be used to screen and enhance the buildings. In general the plant material will be in accordance with sections 4140, 4150, 4160, and 4170 of the Land

Development Regulations, except for areas designated as Ski Trails and Outdoor Recreation.

Within Sub-Area 6 and the upper reaches of Sub-Area 4, only evergreens will be used to minimize visual impacts.

Detailed Landscape Plans will be part of each Final Development Permit Application.

F. Pathways and Circulation Elements

As described in Section 2550. G.6.d., the Planned Resort District site design is to '*provide an attractive, outdoor atmosphere that encourages use and reliance upon pathways and walkways*'.

The proposed pathway and circulation system of the Snow King Resort is comprised of a network of diverse pedestrian passageways that collectively provide a full range of use and circulation functions throughout the resort and adjacent properties. The system is intended to extend and enhance the existing pedestrian/recreations fabric of the town as well as to accommodate the functional demands of the proposed Snow King Resort expansion. In order to facilitate future pedestrian traffic growth, both within and without the PRD, direct and convenient linkages to transit facilities, parking and community pathways are incorporated in the system.

The proposed pathway system consists of the following physical components:

- 10' wide paved bike/pedestrian pathways
- Concrete sidewalks and stairs
- Heated concrete sidewalks and stairs
- Paved pedestrian pathways and plazas
- Gravel surfaced trails (pedestrian only)
- Gravel surfaced hiking/mountain bike/horse trails

The primary objectives of the proposed pathway system can be described as follows:

To provide links to existing paths. The planned trail system connects to the Old Man's Flats Trail up the mountain and to the East-West and Hagen Trail leading to Cache Creek.

To encourage pedestrian use. The pathways system is integrated into the proposed and existing buildings to create an open, convenient, non-hierarchical system of movement. By not directing or restricting pedestrian traffic the user is encouraged to wander and explore. The buildings and paths are situated in such a way that the pathways can be perceived as extensions of the internal building passageways, thereby, further encouraging pedestrian use.

The pathways system also promotes utilization by providing facilities for recreational activities including walking, hiking, running, biking and riding.

To provide safe pedestrian movement. Much of the KM6 and Hotel Sub-Area pedestrian spaces located outside the Extent of Winter Skiing boundary are proposed to be heated for winter use. Pedestrian pathways are to comply, wherever feasible due to topographic conditions, with ADA requirements.

To provide an aesthetically pleasing and enjoyable experience. The pathways system takes full advantage of the natural attributes of the site and the various exposures to long vistas.

G. Signage

Signage within the resort can be divided into two categories: resort signage and commercial signage. Resort signage provides direction to basic resort services. It is to be homogenous in style, color and material. Commercial signage advertises services or products for individual businesses. Consequently, a great latitude of style, color and material must be anticipated.

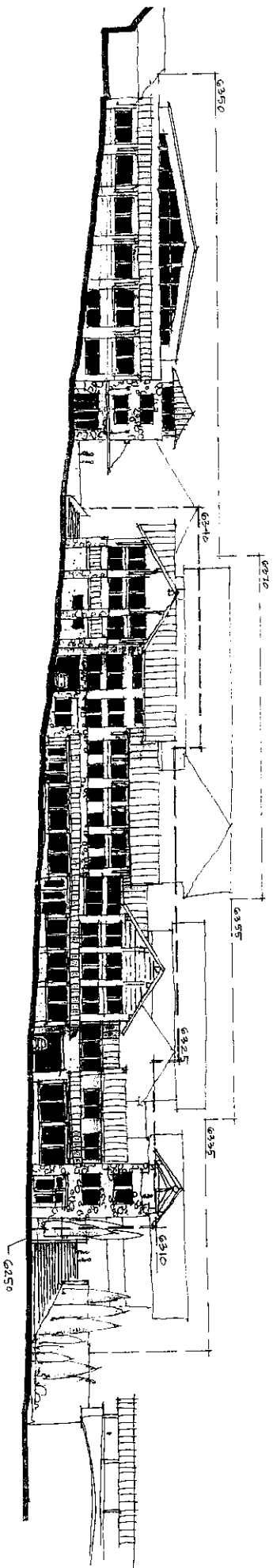
Sign Face Materials: The primary goal is to employ materials, which are non-reflective and have a soft or smooth textured appearance. Some acceptable material examples are: wood which has a natural oil or flat paint finish, unfinished metals which oxidize to a flat finish, or metals painted with a flat finish and other materials which can be shown to have flat, non-reflective surfaces.

Sign Standard Materials: Generally the preferred standard material will be stone, stained concrete and wood. Standard materials should relate to the context of the site, particularly to the building with which they are associated. Signs should be incorporated into the structure of the building rather than being stuck on the outside as an afterthought. Metals, plastics and other material may be acceptable if it can be shown that they relate to and integrate the sign into the site and/or building. Large structures could be introduced at the Resort's entrance to enhance the sense of arrival, but must be composed of wood or stone.

Sign Face and Standard Color: Colors should generally be muted earth tones similar to the endemic Jackson Hole soils. The use of earth tones in non-reflective media is another subtle method of unifying the build environment with its rural surroundings. This color theme is not intended to prohibit bright colors entirely, however it is intended to define the predominant surface area of the sign face and all of the base and/or standards.

Signage Lighting: Fixtures for lighting sign faces should be incorporated into the structure of the sign. The fixture should be a 90-degree cutoff type, which is adjusted to prevent the lamp from being visible.

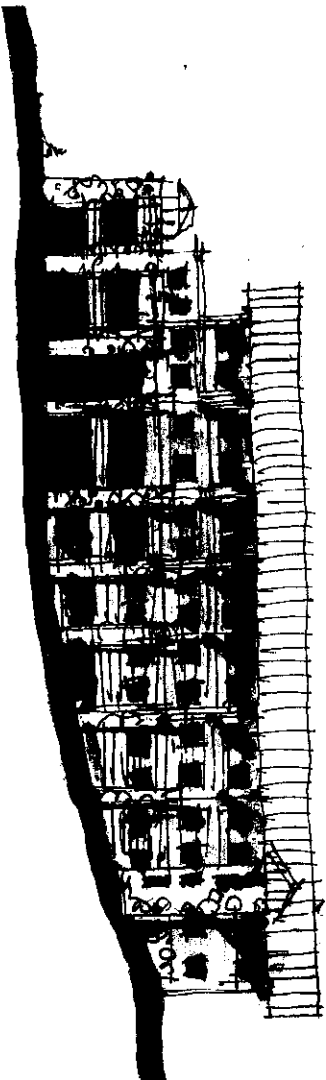
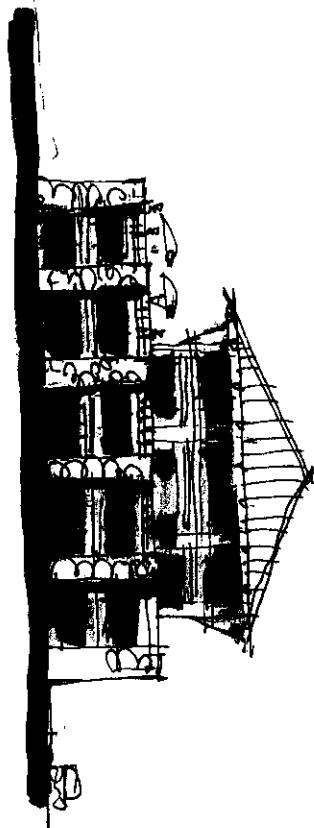
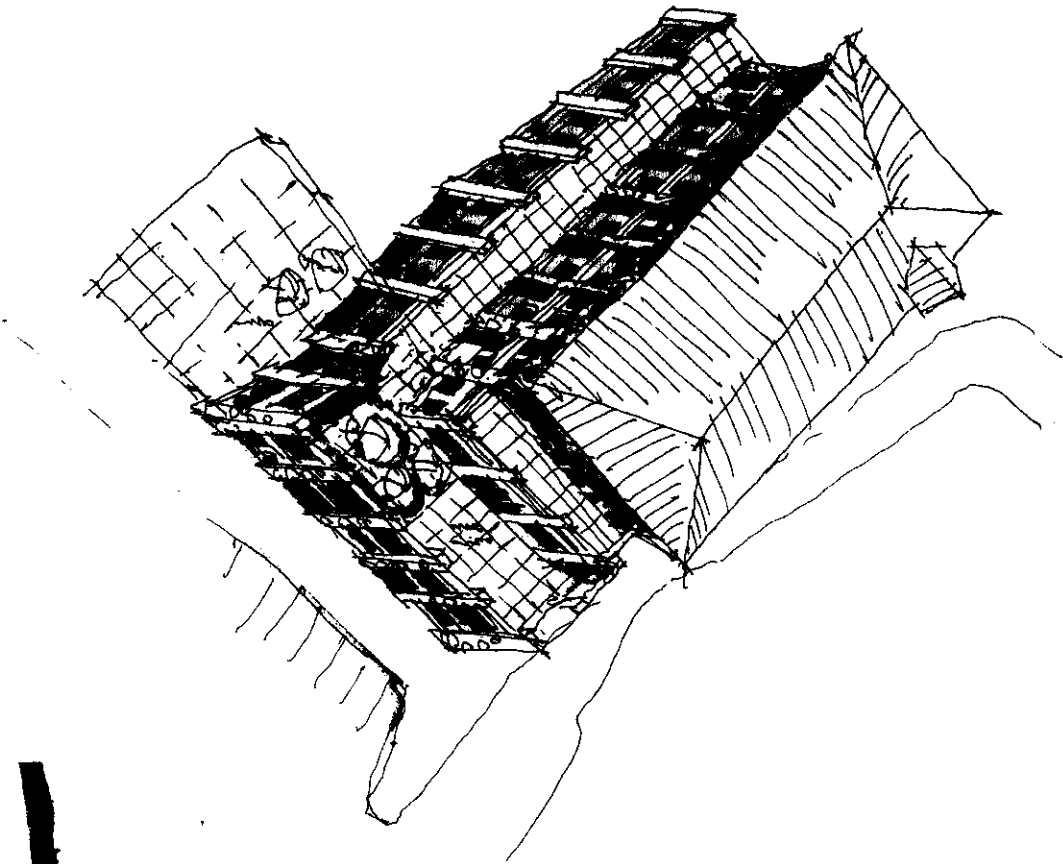
A detailed signage program for the Resort will be prepared, for Town Staff approval, prior to filing the First Final Development Plan Application



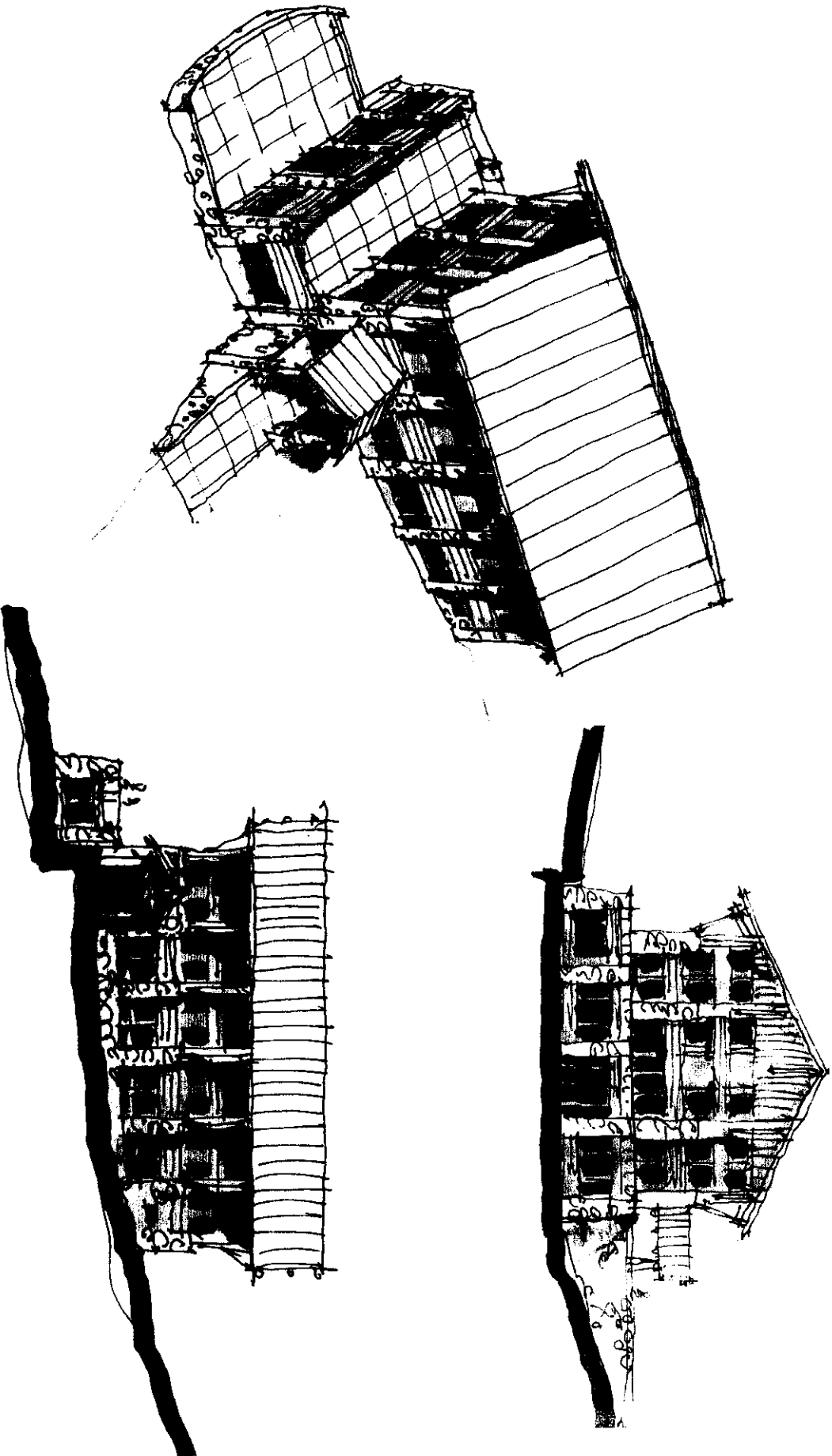
SANJO KINZ - INTERIOR PLAN - ELEVATION ALONG SANJO KINZ AVE.
27 Feb 01

VI.H.1

Architect's Supplemental Sketches • KM6 BUILDINGS



VL.H.2

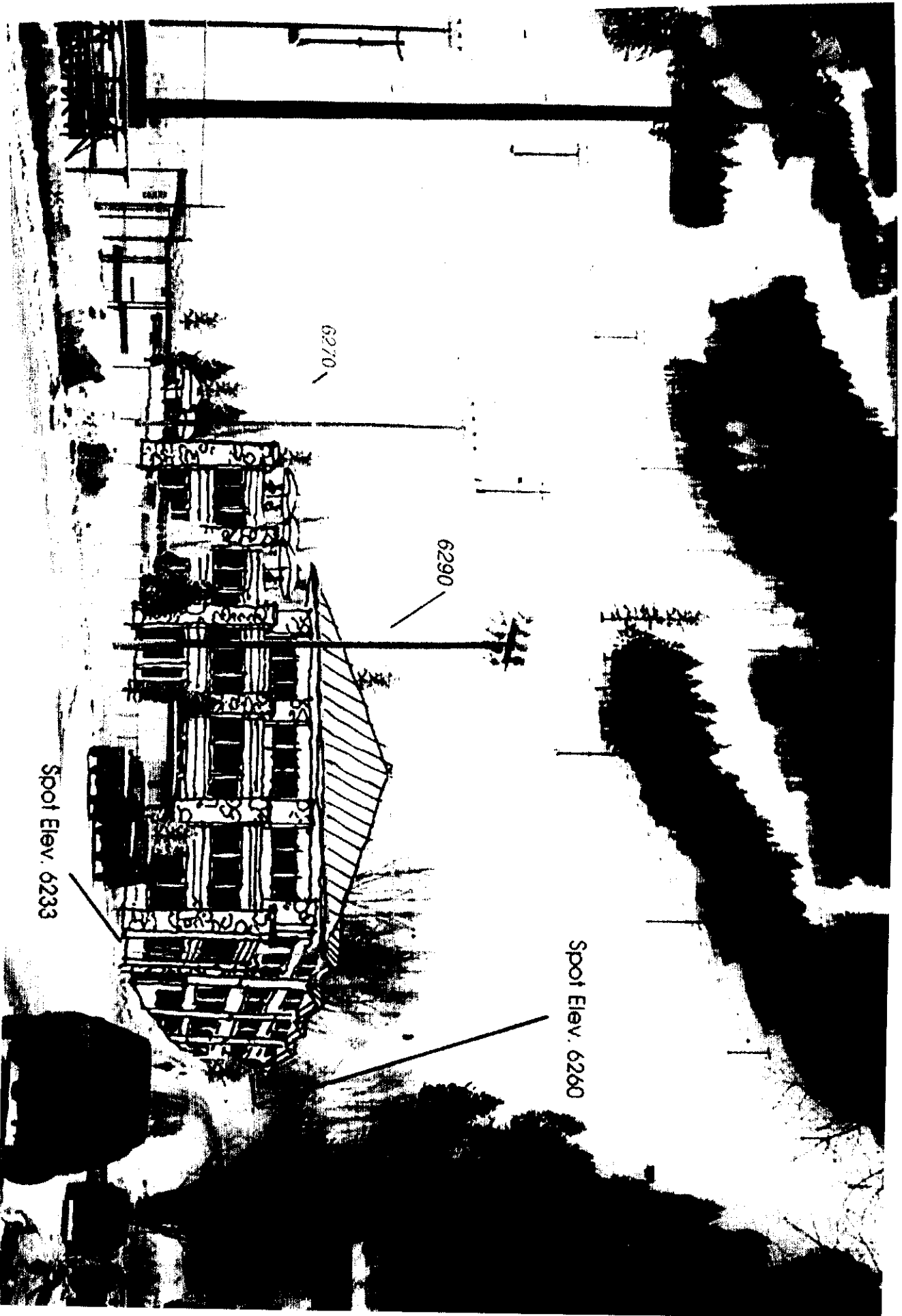


VL.H.3



Snow King View of Mid-Mountain Lodge from North of Visitor's Center

VI.1.1



VII. DIMENSIONAL LIMITATION PLAN

A. Introduction, Definitions and Maximum Scale of Development

This Dimensional Limitation Plan has been prepared in accordance with the requirements of Section 2550.E.:

***Dimensional Limitation Plan.** The Planned Resort Master Plan shall have a Dimensional Limitation Plan, which specifies dimensional limitations necessary to achieve the design theme identified by the applicant. The plan shall include floor areas and floor area ratios, densities, landscape ratios, height, setbacks, building envelopes, etcetera, or other lines delineating areas on which restrictions of development are to be imposed and areas in square feet for each lot or building.*

This Master Plan presents a Dimensional Limitations Plan that takes into account the topography of the site and the unique role of the project. As specifically permitted in Section 2550.B, these dimensional standards differ in several respects from standards described in other sections of the Town's Land Development Regulations.

A great deal of care has been given in the performance based Design Guidelines and this Dimensional Limitation Plan to balancing the various goals of this Master Plan with the visual impacts of the development. The site's topography helps achieve this balance.

It should be noted that two existing buildings on the site are rather large, but fit into the mountain landscape. The existing hotel has over 130,000 square feet and is over 70 feet in height at places, while the Snow King Center has over 53,000 square feet. However, these buildings relate well to their location and are designed in such a manner as to disguise their size. The site's topography is appropriately used in this Master Plan in order to attain the major goals stated in the Statement of Purpose while minimizing impacts.

Many goals and objectives listed in Division 2500 and discussed in the Statement of Purpose necessarily lead towards larger buildings than those allowed in other sections of the LDR's. Division 2500 recognizes that fact and encourages a different approach to dimensional limitations as necessary to achieve these goals. Creating a sense of arrival, vibrant pedestrian spaces, structure sizes that draw people to the area, concentrating development in order to create meaningful open spaces, reducing walking distances, having a central arrival point, proximity to parking and creating a lively urban environment necessitate a dense development pattern for some areas of the resort. Some buildings are necessarily large in order to accommodate the desired size of the conference center as well as to have lodging within a reasonable, and preferably indoors, walking distance to the conference facilities.

Other goals, such as creating porous edges and blending into existing neighborhoods are also taken into account. The topography of the site assists in achieving the stated goals of this Master Plan in a successful mixed-use development. When combined and taken as a whole, the performance guidelines of this Dimensional Limitation Plan, the Design Guidelines, Land Use Plan and Site Plans are balanced to achieve the stated goals.

The Snow King Dimensional Limitation Plan is based on a method of three-dimensional building envelopes and is presented in a mostly graphic format. This method, when combined with the

performance based Design Guidelines, the Land Use Plan and the Site Plans, achieve the goals and objectives of this Master Plan while allowing flexibility and controlling bulk and scale within the integral pedestrian fabric of the Resort. This Plan adapts, and is well suited, to the site's topography as well as other site-specific considerations such as soils, vegetation coverage, solar and wind factors and proximity to common amenities.

This Chapter also includes photographs of a model used to demonstrate the 3 dimensional building envelope concept used throughout this Master Plan.

Since the lands comprising this Master Plan are unplatted and are not yet subdivided, setbacks are drawn and based only on the perimeter property lines. Setbacks at specific perimeter locations vary according to the relationship to adjacent areas.

Building envelopes defined in this Master Plan are intended to suggest approximate locations only and shall be allowed to be adjusted while keeping within the overall theme and rationale of this Dimensional Limitation Plan and the Design Guidelines. Final Development Plan applications and the approval process defined in Section 2530. B will finalize the details of each phase of development. Minor deviations on the locations and sizes of building envelopes can be approved by the Town's staff.

Sub-Areas 3 and 7 are controlled under separate procedures:

- Sub-Area 3:

Lots 1 through 10 are to remain as previously approved, for the development of 40 condominiums. Lots 11 and 12 will be used for recreational and residential development, respectively, as previously approved. (Love Ridge Plat # 941). These 2 lots are exempt from the Schedule of Dimensional Limitations and floor area parameters. Lot 12 will be developed as a residential lot. Lot 11 will comply with the Recreational Land Use Zone parameters of this Master Plan.

Building area developed, and guest (APO) allocated within Sub-Area 3, will be deducted from the total building area and guest (APO) allowed within this Master Plan. The 10 condominium buildings within Lots 1 through 10 of Love Ridge are estimated to contain approximately 77,000 SF of Building Floor Area. Therefore, the Maximum Building Floor Area left over for Sub-Areas 1,2,4, 5 and 6 is $(915,000 \text{ SF} - 77,000 \text{ SF} = 838,000 \text{ SF})$ 838,000 SF. The 40 condominiums in lots 1 through 10 equal 160 guests (APO) leaving $(2,208 - 160 = 2,048)$ 2,048 remaining guests (APO) for Sub-Areas 1,2,4 5 and 6.

- Sub-Area 7:

As previously mentioned, development within Sub-Area 7 will be controlled in accordance with the "Statement Regarding Existing Condominiums".

Building Envelopes.

The three-dimensional Building Envelopes for Sub-Areas 1,2 ,4, 5 and 6 are shown in the attached Sub-Area maps. The location and dimensions of Building Envelopes are a result of their relationship to the natural topography and landscape, the vicinity areas, pedestrian circulation, visual impacts, proximity to open spaces, desired vistas from interior spaces (both public and private), accessibility to common parking and underground services and other design considerations. The best locations have been chosen to create meaningful open spaces and interior/exterior circulation areas. Higher

levels of intensity are allocated near these areas. A computerized three-dimensional model was also used in preparing this Dimensional Limitations Plan.

Special consideration has been given to blend the development into existing neighborhoods. At the East end of Snow King Avenue the buildings facing the street have been kept at a lower level than those behind the pedestrian plaza. Only some higher points are interjected to assist in creating a sense of arrival. A transitional space is created at the Willow Street corner. The Pine Lodge defines the western edge of the resort and frames the access point to the mountain.

The mountain's presence and dense vegetation act as a background to Sub-Areas 1 and 2. Consideration is given to the location of higher buildings in relation to this background and the appearance of these buildings from different angles, specially the approach to the resort and the views from adjacent neighborhoods.

Building envelopes describe and define the approximate three-dimensional parameters for building height and building ground coverage as well as the buildable scale of non-recreational development including building height within specific areas. These envelopes provide predictability regarding the scale of maximum potential development. Modifications of building envelopes are allowed, provided that the overall theme of the Resort as defined in this Master Plans remain in place.

The envelopes are defined in the Sub-Area plans in a plan view with the maximum top elevation of the roofs within the envelopes specified in the elevation number for each envelope. This elevation number refers to the Town of Jackson elevation datum. Chimneys, vents and roof top mechanical equipment shall be allowed to penetrate the top plane by no more than 4 feet. Decks, awnings, roof overhangs, exterior stairs, railings, parapets and other outdoor spaces will be allowed to penetrate building envelopes. Location of roads, walks, patios and other impervious surfaces is not restricted to building envelopes.

The height of Building envelopes located within Sub-Areas 4 and 5 are not indicated in the graphic format. Buildings within Sub-Area 4 envelopes will be limited to buildings in a scale similar to those already approved for lots 1 through 10 of the Love Ridge Plat. The scale of the mid-mountain building in Sub-area 5 is graphically depicted in the Design Guidelines Section.

Recreational buildings, and buildings/structures directly related or ancillary to recreational activities and functions are included in calculations of buildable square footage but are not restricted or defined by the building envelopes and coverage system. Buildings such as ski lifts, recreational improvements such as climbing walls, alpine slides, snowmaking, etc., require more flexibility in their location and site design. These structures are to comply with the Recreational Land Use Zone parameters.

Example Development.

This Master Plan and the Sub-Area Plan, indicate an Example Development. This Example Development has been used to calculate requirements for parking, employee housing, stormwater run-off, traffic generation, employment, impervious surfaces, building coverage and utilities. This Example Development also responds to the estimated present day needs to support the conference center's size and other recreational and commercial infrastructure necessary to invigorate the resort and make it economically viable. As years pass the relative allocation of various land uses will adjust and vary according to market conditions while keeping within the specific Limits of Development stated herein.

The Example Development has also been weighted towards land uses producing larger impacts than others. For instance, most of the Lodging Capacity of 2,048 guests has been allocated to hotel rooms as opposed to condominiums, since hotel rooms have greater impacts per square foot, and per guest, on traffic, parking and housing than condominiums. In reality, however, it is expected that lodging uses will mostly take the form of condominiums.

Areas shown in the Sub-Area tables for Roads and Parking, OSR/LSR and total Impervious Surfaces are provided for informational purposes only and are not to be construed as maximum levels of development within Sub-Areas. References to Building Coverage equate to building footprints and have been used for calculations of stormwater run-off. Final determination of actual development within each Sub-Area will be ascertained at the Final Development Plan stage. However, overall maximum development must comply with the Setbacks, Open Space Ratios, Maximum Building Floor Area, Floor Area Ratio (FAR) and Lodging Capacity limits set in the Sections that follow.

Recreational Land Use Zone.

The areas located outside the graphically defined building envelopes are designated as Recreational Land Use Zone. Love Ridge's Lot 11 is also located within this Recreational Land Use Zone.

Specific Considerations Related to Sub-Area 2

Certain specific parameters are part of Sub-Area 2's Limitations. The Pedestrian Mall Overlay Zone is graphically depicted in this Chapter (page VII. H) and further discussed in the Design Guidelines Chapter 4 of this Master Plan. This Overlay Zone restricts the height of buildings bordering the Primary Pedestrian Circulation Connection and establishes parameters for Primary and Secondary pedestrian connections.

Two areas (designated T-1 and T-2 in page VII. D) have special parameters. Within Building Envelopes T-1 a tower feature not exceeding 25% of its surface area can penetrate beyond the envelope ceiling (6310 and 6290) to a maximum height of 6330. The remaining 75% of this envelopes are restricted to the 6310 and 6290 limits. The Building Envelope designated as T-2 is excluded from the "Pedestrian Mall Overlay Zone" height guidelines, but restricted to the 6350 maximum height of the envelope as depicted in VII.D.

At the corner of Willow and Snow King a Plaza/Entry feature is intended. Pages VII. I and VII. J depict a conceptual image of the intended use of the corner envelope.

Specific Limits of Development.

The following Setbacks, Open Space Ratios (OSR), Building Floor Area, Floor Area Ratio (FAR) and Lodging Capacity will be the specific limits of development within the area of this Master Plan.

Setbacks.

Setbacks are graphically shown in the attached maps for Sub-areas 1,2,4,5 and 6.

Open Space Ratio (OSR).

Open Space Area defined a land surface not covered by buildings, structures or impervious surfaces. Ski trails and other open space recreational spaces as well as hardscape surfaces comprising pedestrian plazas, patios and outdoor function areas are also considered Open Space Areas.

Open Space Ratio (OSR) means the proportion of a development that is provided and maintained as Open Space Area.

VII. 4

Landscape Surface Area and Landscape Surface Ratio (LSR)

Landscape surface area means a land surface not covered by buildings, structures or impervious surface, except facilities and/or impervious surfaces specifically permitted in Section 4150, Standard Plant Unit. Once landscaped, according to division 4100, Landscaping Standards, the landscape surface area shall be left undisturbed and maintained to support plant life. Hardscape surfaces comprising pedestrian plazas, patios and outdoor function areas are also considered Landscape surfaces.

Section 2550. M,3.d. specifies that:

Landscape surface area. Within areas of the Planned Resort to be developed as lodging, conference, commercial and related facilities, the minimum landscape surface ratio shall be .25, exclusive of the already permitted residential development that exists upon the enactment of this Division (Clark's Knoll, Pitchfork Townhomes, Love Ridge, and Love Ridge Addition.) Notwithstanding, the Town Council may reduce the minimum landscape surface area to no less than twenty (20) percent upon demonstration by the applicant that the following objectives are achieved with a reduced landscape surface area. The primary purposes of the landscaped areas within Snow King are to:

- (1) Create visually strong and attractive streetscapes.*
- (2) Create a porous edge to the Planned Resort such that residents and visitors in the surrounding areas are invited to enter the resort through attractive pedestrian ways.*
- (3) Support high quality urban design, including integral public spaces for interaction and public events.*

This Master Plan complies with 1,2 and 3 above.

The following minimum Landscape Surface Ratios (LSR) are established for this Master Plan:

- For the total area of Sub-Areas 1,2,4,5 and 6, the minimum LSR shall be .50
- Within the total area of Sub-Areas 1,2, and 4 the minimum LSR shall be .25
- Within Sub-Area 5, the minimum LSR shall be .75
- Within Sub-Area 6 the minimum LSR shall be .90

Building Floor Area.

Building Floor Area is defined in Division 8300 as:

Floor Area. Floor area means the sum of the gross habitable floor area for each of a building's stories as measured from the exterior limits of the faces of the structure. The floor area of a building excludes attics, basements, cellars, unenclosed porches, or any floor space in an accessory building or in the principal building which is designed for the parking of motor vehicles in order to meet the parking requirements of these Land Development Regulations.

The key to Table 2400 of the Land Development Regulations defines basements as spaces where 50 percent or more of the perimeter is below ground level. Spaces defined as basements dedicated to various functions such as services, storage, meeting, support, loading and unloading are not included in computations of Building Floor Area, but are included when considering other impacts, such as housing, parking and transportation.

Building Floor Areas Exclude:

- Areas dedicated to Employee Housing as per the Housing Mitigation Plan
- Temporary Buildings, such as Tents.

In accordance with these definitions the Total Maximum Building Floor Area for Sub-Areas 1,2, ,4,5 and 6 will be limited to 838,000 square feet.

Floor Area Ratio (FAR).

Floor Area Ratio (FAR) is defined in Division 8300 as:

Floor Area Ratio (FAR). Floor area ratio means the intensity of building, measured as a ratio derived by dividing the total floor area of a building or structure by the lot area.

- The Maximum Floor Area Ratio (FAR) for the total of Sub-Areas 1,2,4,5 and 6 shall not exceed .40
- The Maximum Floor Area Ratio (FAR) for the total of Sub-Areas 1,2 and 4 shall not exceed .60

Lodging Capacity.

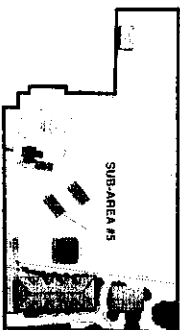
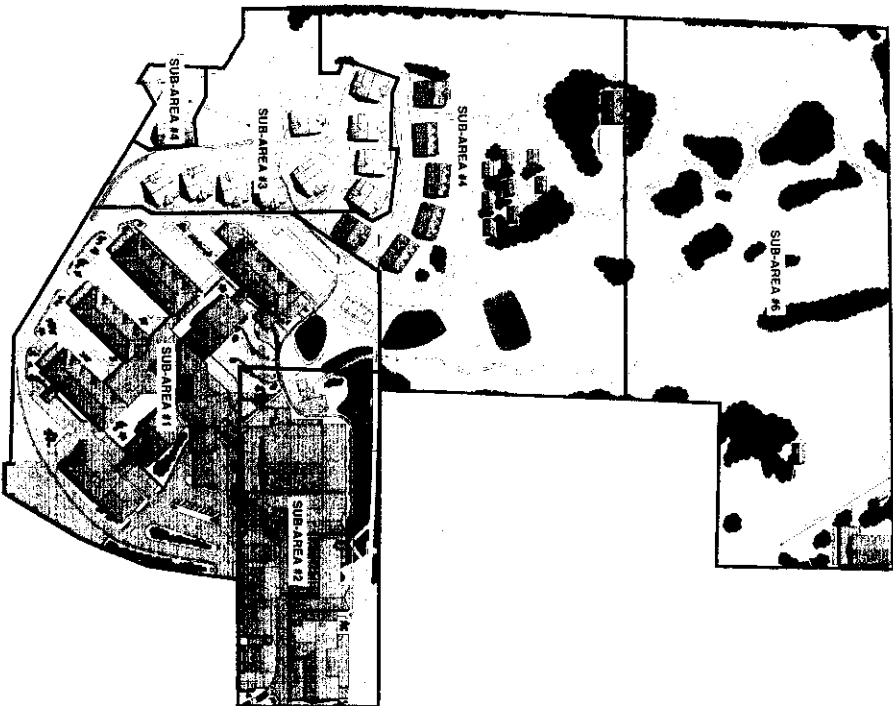
Lodging Capacity within Sub-Areas 1,2,4,5 and 6 shall not exceed 2,048 guests (APO) as defined in Section 2550.M.2:

- a. Guest. A guest is a person who is accommodated in overnight lodging facilities within the Planned Resort. The number of guests is calculated by the "average peak occupancy" of the lodging accommodations.*
- b. Average peak occupancy. For the purposes of this Section, the following average peak occupancies (APOs) shall be used in calculating the capacity of guest accommodations:*
 - (1) Hotel, motel, or similar lodging unit. A hotel, motel, or similar lodging unit that exists as sleeping quarters only, and does not contain other types of living spaces such as a living room or kitchen, shall be assigned an APO of two (2).*
 - (2) Dwelling unit. A dwelling unit, used for short-term rental, shall be assigned an APO of four (4).*

Other. Other lodging facilities that do not meet the definitions above shall have an APO assigned that is the sum of the number of bedrooms the lodging facility contains multiplied by two (2).

EXAMPLE DEVELOPMENT

Land Use by Sub-Area	Sub-Area 1 Hotel	Sub-Area 2 KM6	Sub-Area 3 Love Ridge	Sub-Area 4 Love Ridge Vicinity	Sub-Area 5 Pine Lodge	Sub-Area 6 Mid- Mountain	TOTAL For All Sub-Areas
Condominium Units (Number)	10	15	40	28			93
Hotel Room (Number)	698	100		32	60	28	918
Total Units	708	115	40	60	60	28	1,011
Statistics: Lodging SF/Guest	234	330	481	398	225	255	276
Total Guests (Number)	1,436	260	160	176	120	56	2,208
Above-Ground Uses (Square Feet)							
Lodging	336,000	86,000	77,000	70,000	27,000	14,000	610,000
Lobby / Reception	12,000	6,000			1,000	2,000	21,000
Conference / Meeting	9,000	40,000			2,000	3,000	54,000
Assembly	1,000	23,000					24,000
Commercial: F & B	27,300	11,000				3,000	41,300
Commercial: Unassigned	11,200	42,000	4,000		10,000		67,200
Commercial: Theaters		9,000					9,000
Health Club, Daycare, Ski School, Etc.	17,000						17,000
Services: Back of House & Storage		17,000					17,000
Services and Circulation	8,500				5,000	1,000	14,500
Support & Mech.	2,000						2,000
Services - Offices	3,000						3,000
Support - Public		6,000					6,000
Office		4,000					4,000
Outdoor Recreational Uses	25,000						25,000
Total Above-Ground Building Area	452,000	244,000	81,000	70,000	45,000	23,000	915,000
Underground Uses (Square Feet)							
Back of House		18,000					18,000
Support, Mechanical, Maintenance	18,000	28,000					46,000
Services - Loading / Circulation	84,000						84,000
Loading Dock Area	6,000	22,000					28,000
Kitchen Storage Services					4,000	7,000	11,000
Maintenance / Services	20,000						20,000
Storage and Misc.				5,000			5,000
Support Services - Public		2,000					2,000
Underground Conference		22,000					22,000
Underground Assembly		9,000					9,000
Lockers - Health Club	20,000						20,000
Total Underground Building Area	148,000	101,000	0	5,000	4,000	7,000	265,000
Ground Surface Area (SF)	551,000	284,000	217,000	611,600	282,900	770,000	2,716,500
Floor Area Ratio (FAR)	0.82	0.86	0.38	0.12	0.16	0.03	0.34



B. Sub-Area Site Plan

Dimensional Statistic	1	2	3	4	5	6	TOTAL
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Total Area (SF) 351,000 284,000 217,000 611,600 282,900 770,000 2,716,500

Building Envelopes (SF) 353,190 221,980 * 141,330 40,670 25,110 782,280

Dimensional Statistic - Example Development	1	2	3	4	5	6	TOTAL
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Building Coverage (SF) 183,000 133,000 46,000 45,000 28,800 19,000 454,000

Roads / Parking ** 193,210 25,060 66,760 108,530 21,830 46,400 463,790

Impervious Surface (SF) 376,210 158,060 114,760 153,530 49,630 65,400 917,790

LSR (Previous Surface) 0.32 0.44 0.47 0.75 0.82 0.92 0.66



* This computer generated rendering is not to scale and does not accurately represent the final version of the Dimensional Limitations Plan, as described in the text and other drawings of this Master Plan.

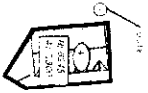
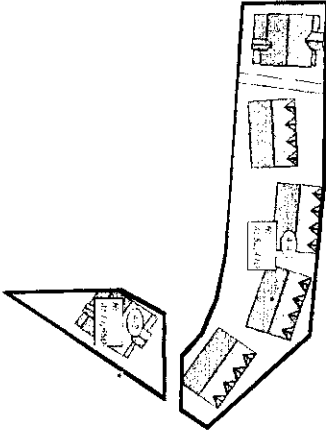
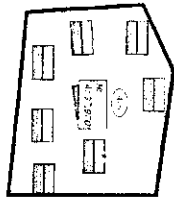
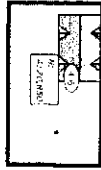
SUB-AREA SITE PLAN

VII. B

Sub-Area 2
KM6 Area

Building Envelope Dimensions • SUB-AREA #2

E. Sub-Area 4



Sub-Area 4 Love Ridge Vicinity	
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Ground Surface Coverage	
Buildings	45,000
Pavement: Roads & Parking	89,800
Walks, Pathway, Plaza, Patio	10,890
LSR	0.75
Other Impervious (Bike/Foot Paths, Tennis Courts, Etc.)	7,840
Total Impervious Coverage	153,530

* Two-Story Building with Basement

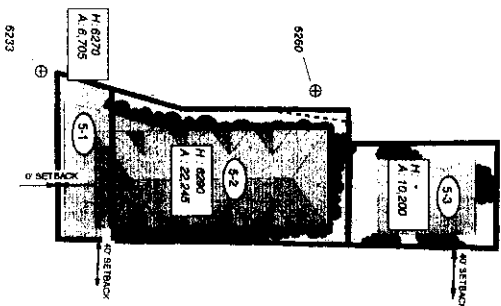
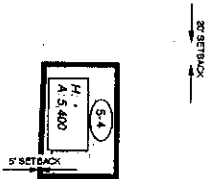
VII. E

F. Sub-Area 5

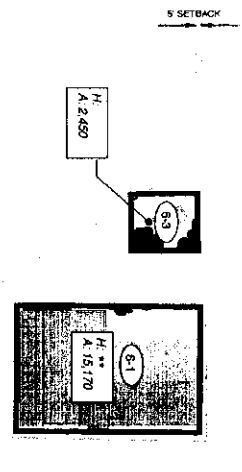
Sub-Area 5 Pipe Lodge Area	
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Ground Surface Coverage	
Buildings	28,000
Pavement: Roads & Parking	8,390
Walks, Pathway, Plaza, Patio	13,440
LSR	0.82
Other Impervious (Bike/Foot Paths, Tennis Courts, Etc.)	
Total Impervious Coverage	49,830

* Two-Story Building with Basement



G. Sub-Area #6

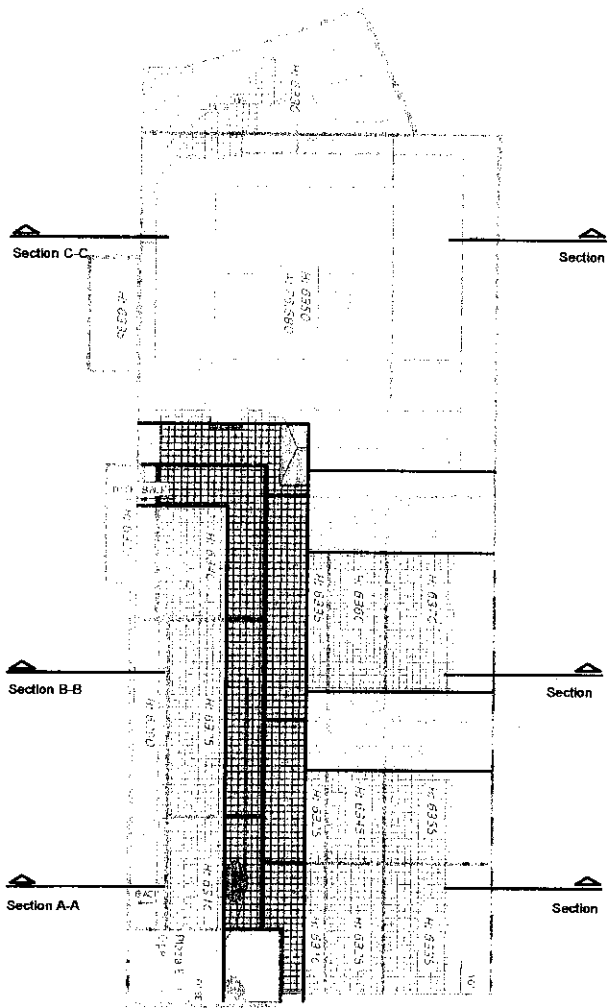


Sub-Area 6	
Mid-Mountain Area	

Ground Surface Coverage	
Buildings	19,000
Pavement: Roads & Parking	21,970
Walks, Pathway, Plaza, Patio	5,930
LSR	0.92
Other Impervious (Bike/Foot Paths, Tennis Courts, Etc.)	18,500
Total Impervious Coverage	65,400

* Two-Story Building with Basement
 ** Refer to Mid-Mountain Lodge Sketch

VII. G



Primary Circulation



Secondary Circulation

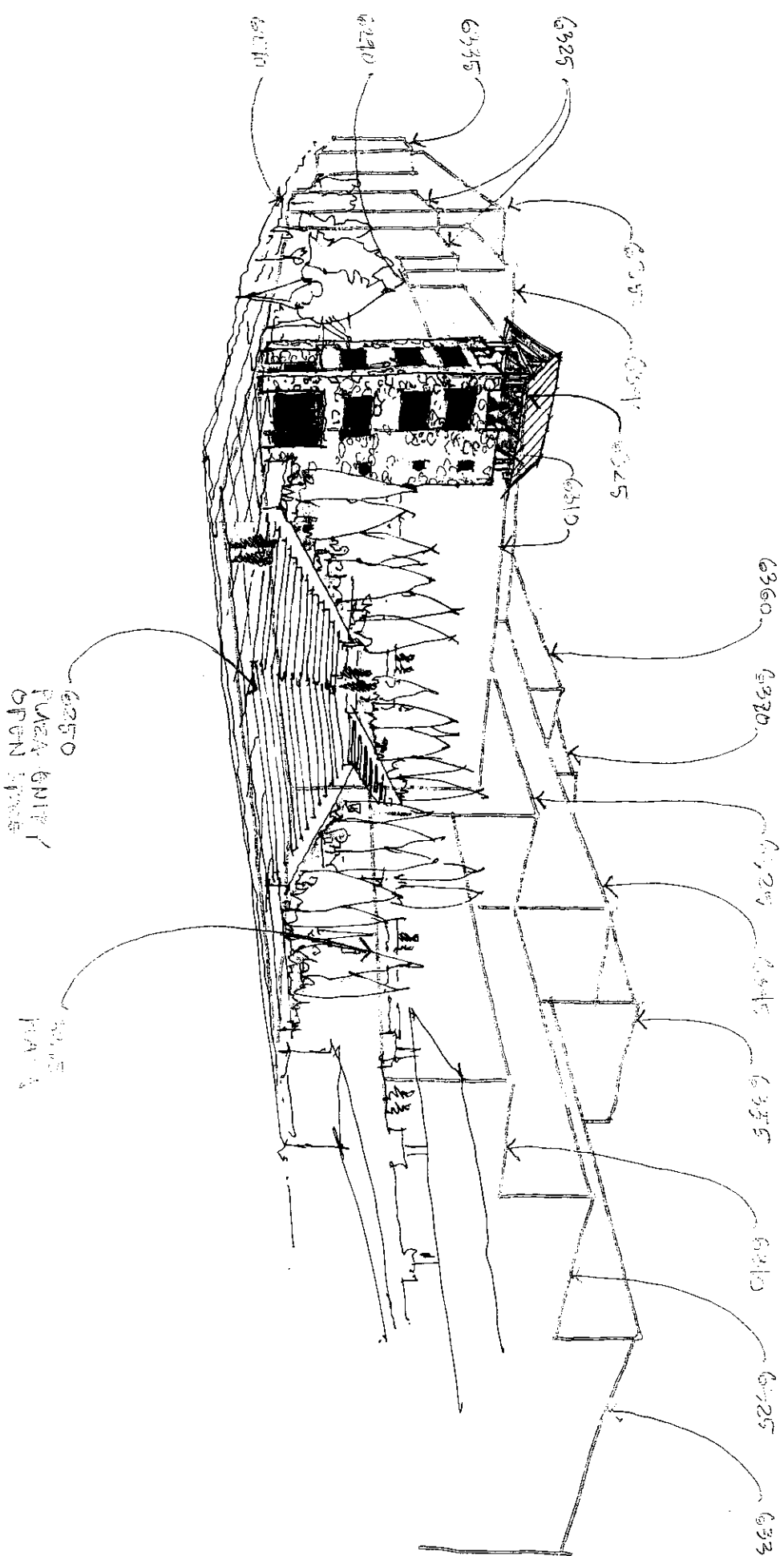
VII. H

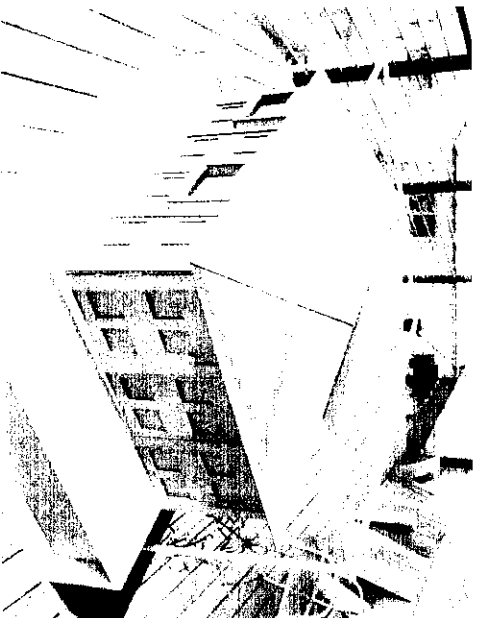
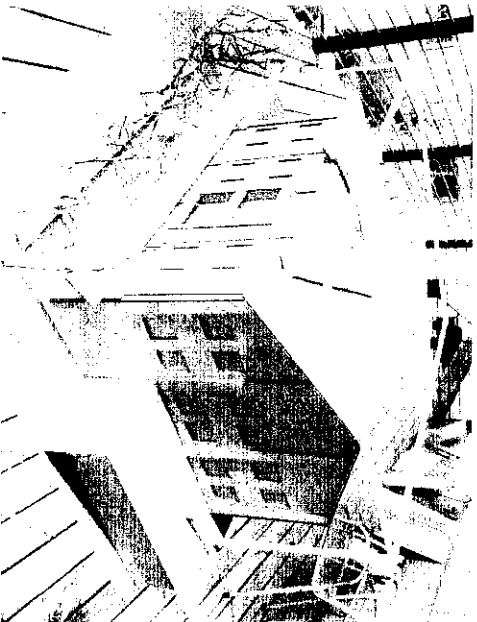
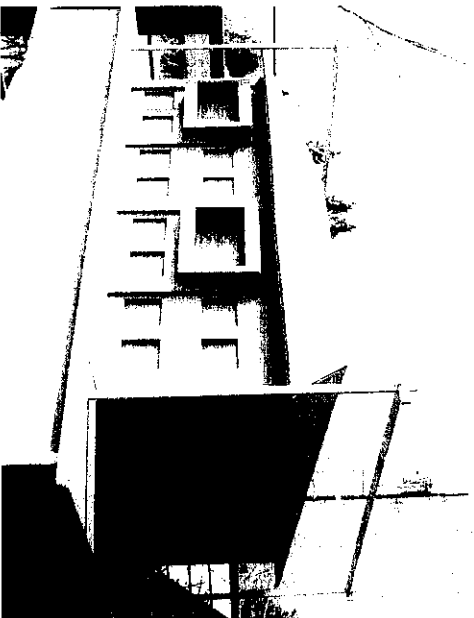
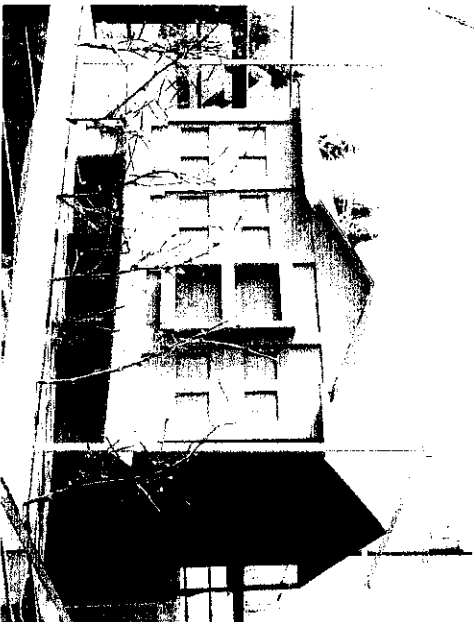
CIRCULATION OVERLAY ZONE

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Snow King Resort Master Plan • Vol. DIMENSIONAL LIMITATIONS • Page 84





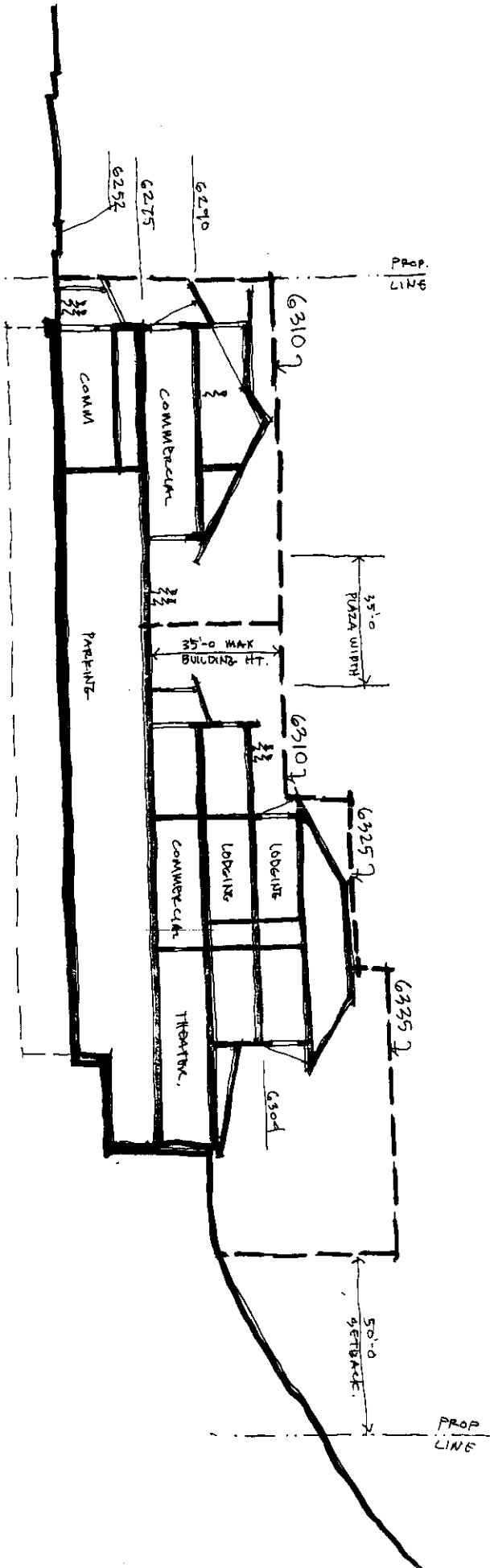
VII.L

SNOW KUNZ MASTERPLAN

PROPOSED ENVELOPE PENULTIUS

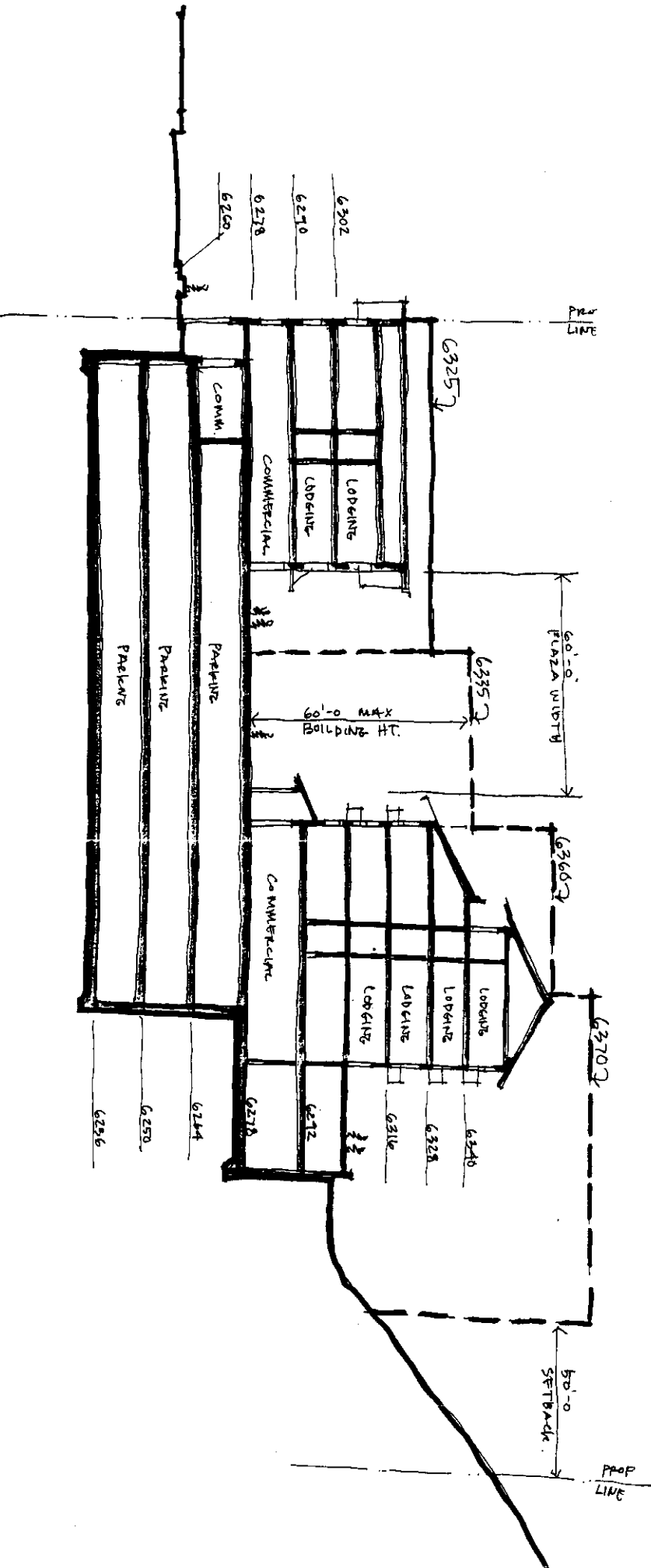
SECTION A-A

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VII. M

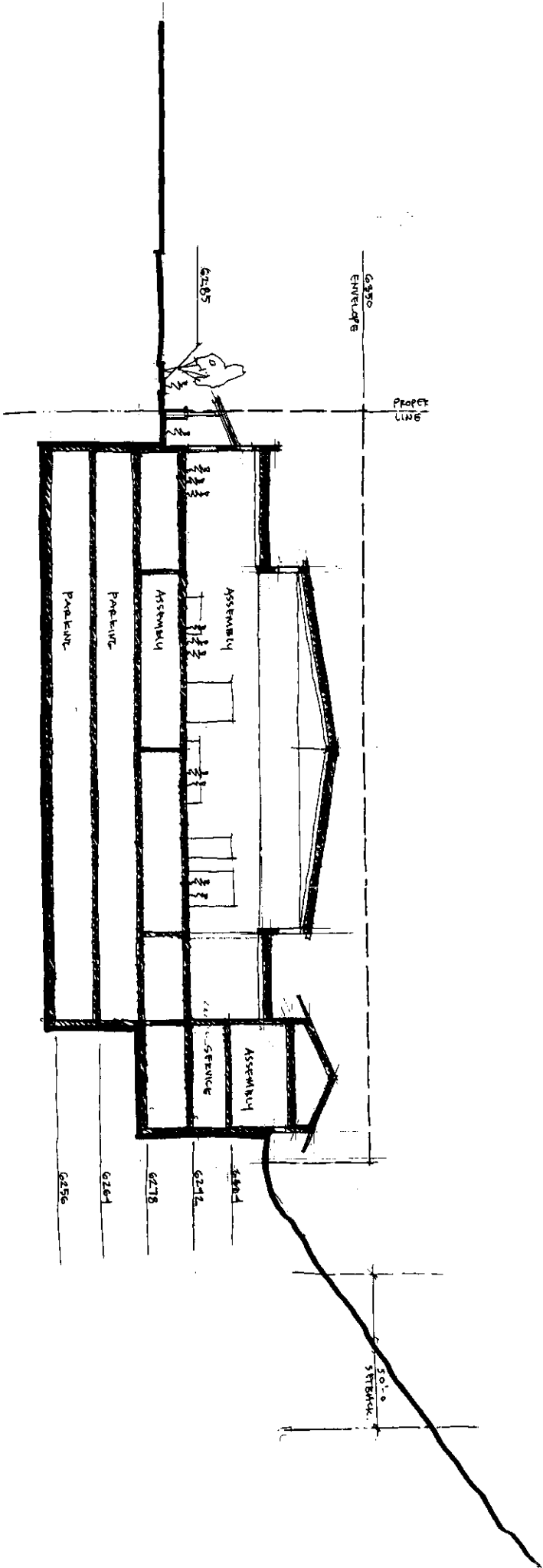
NOU KANG MASTER PLAN PROPOSED ENVIRONMENTAL REVISIONS.



SECTION B-B

14 NOV 00

VII.N

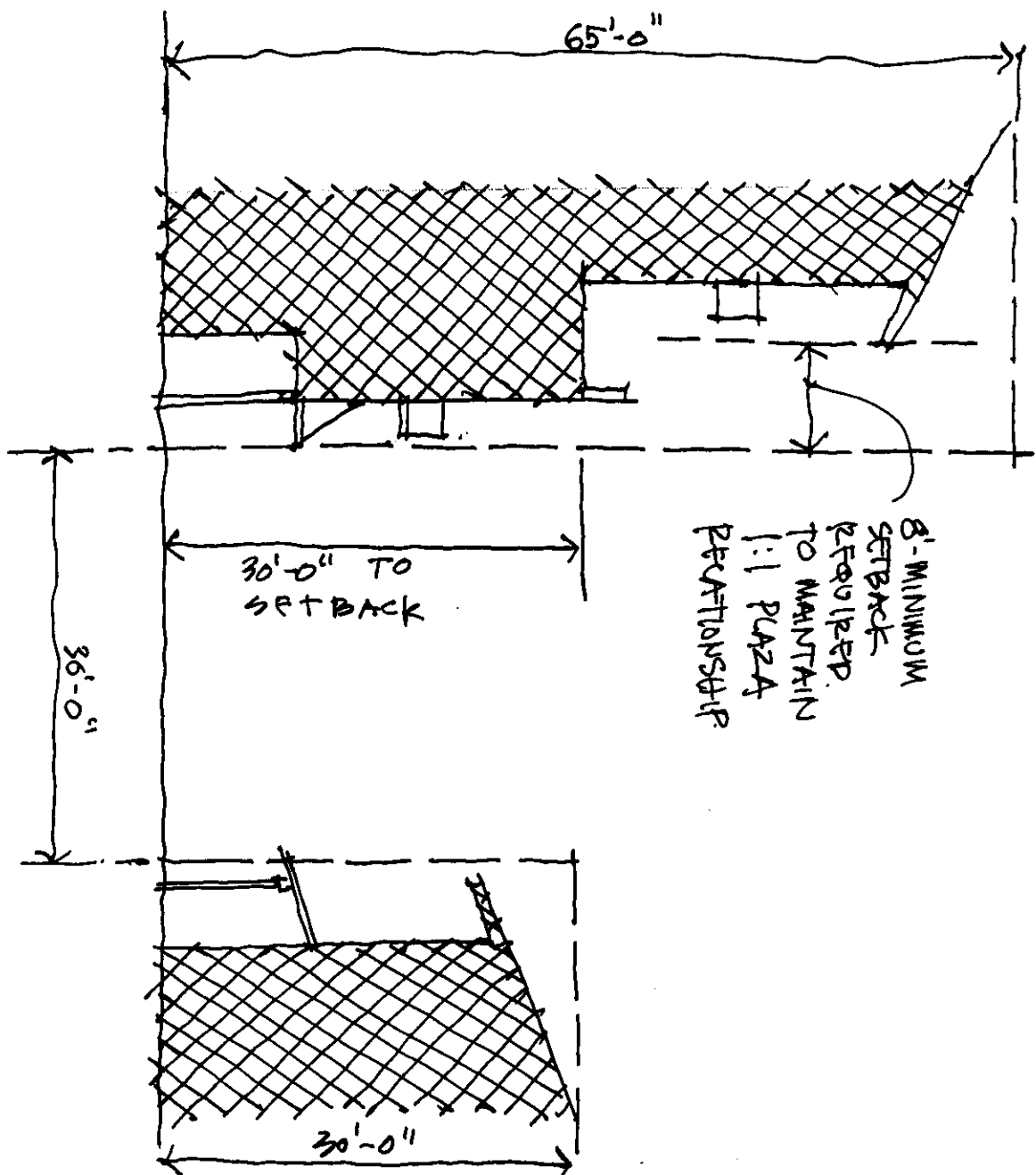


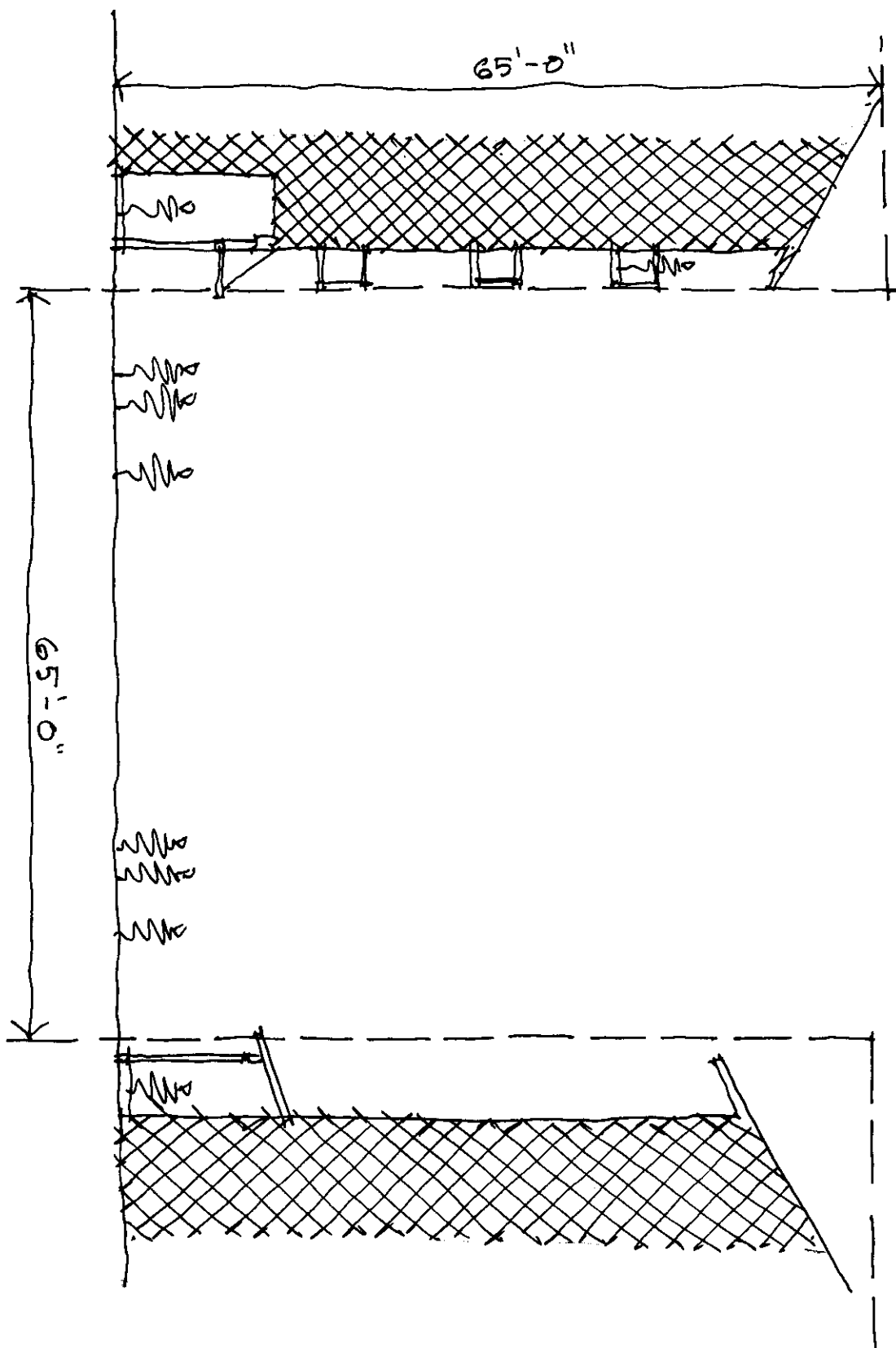
SANON KING MASTER PLAN . TRANSVERSE SECTION F.M.-6 CONFERENCE CAVITY 1/16" = 1'-0"

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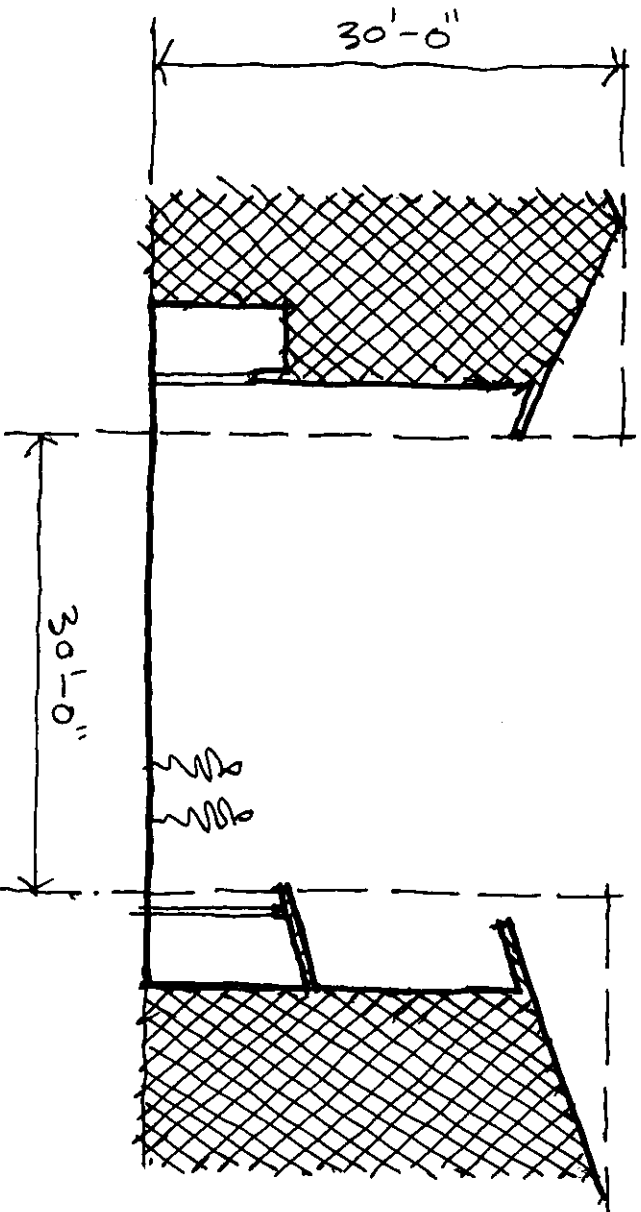
SECTION C-C

FINAL. ORAL EXAM P11





VII. Q



SNOW KINGS MASTERPLAN - PLAZA 1:1 MINIMUM

VIII. HOUSING ELEMENT

A. Housing Mitigation Plan

This Housing Mitigation Plan meets all the standards of Division 49500 Section 2550.F of the Land Development Regulations, and ensures a supply of housing that is commensurate with the demand for housing created by the development of the Resort.

The primary objective of the Snow King Resort Housing Mitigation Plan is to provide for a reasonable new supply of affordable, attainable, quality housing suitable for the needs of the resort. While Snow King employees will have preferential choice of housing provided under this Plan, it is intended to maintain diversity by renting to others in the community. This housing will be restricted in accordance with the definition in Section 8300: An employee housing unit is a dwelling unit that is restricted to occupation by a person, and that person's family, employed within Teton County, Wyoming, through deed, lease, covenant or other means.

Under this Master Plan, a Master Association, Snow King Resort Master Association (SKRMA) will be formed. SKRMA will be responsible for the implementation and administration of this Housing Mitigation Plan, under an agreement with the property owners within the PRD district. SKRMA will be responsible for building the housing required by this Housing Mitigation Plan, as needed according to the phased development of the Resort. Housing will be developed commensurate, and coincidental with phases of the Resort's development.

This Housing Mitigation Plan will cover all the development that occurs within Sub-Areas 1 through 6 and will be managed following these guidelines:

- SKRMA will be responsible to follow the standards set forth herein and on the attached charts. Calculations will be based on 100% of the required housing being located within the Town of Jackson. A minimum of 30% must be located within the limits of the Snow King Resort PRD District and an additional 10% within ¼ mile of the PRD district boundaries.
- Location of Employee Housing within the Resort District limits will be in a variety of locations to meet the minimum 30% required to be housed within the district. This Master Plan identifies tentative locations of employee housing units within the Resort District. The intent is to, where possible, locate housing in small nodes. Although sufficient areas have been identified within this resort district to accommodate 100% of the required housing, the object would be to locate, as development occurs, up to 70% of the required housing in other locations, to be determined, within the limits of the Town of Jackson.
- SKRMA will finance, build, own and manage the units needed to comply with the Snow King Housing Mitigation Plan, or contract with other entities to do so. When units are owned by others, occupancy of the units will be controlled by SKRMA and deed-restricted as described. All required units will be newly built restricted units. Deed restrictions will specify that occupancy of the units required under this plan will be limited to Teton County employees and their immediate family.

- In addition to various forms of housing such as apartments, duplex, dormitories, townhouses, or others, rental units may be configured in the form of condominiums owned by SKRMA (or its agents). These employee housing condominiums will be managed in accordance with the deed restrictions and other requirements of this Housing Mitigation Plan.
- Housing will be developed in increments in tune with commercial development phases. Developed housing will meet or exceed the required needs of each phase as computed in accordance with this section. When the developed housing exceeds the required needs, this excess developed housing will be credited towards the requirements of future phases.
- Employees of entities located within the Snow King PRD will have priority for occupancy in the SKRMA controlled units. Other available units will be open for any other Teton County employees.
- All development that is existing prior to the adoption of the Snow King Resort Plan is exempt from the requirements of this Housing Mitigation Plan, except for redevelopment or changes of use that would increase the number of required employee housing units. Any future redevelopment or change of use within the "Existing Condominium Parcels" (Sub-Area 7) that increase the number of employees within that area, will need to comply with the requirements of this Housing Mitigation Plan at the expense of the development entity.
- The type and layout of housing will vary as time goes by. For planning purposes, we have used averages of 150 SF per person for dormitory housing and 370 SF per person for apartment housing. Final determination will be made in accordance with Table 2.
- Habitable spaces built within the Snow King Resort PRD District to comply with the requirements of this Housing Mitigation Plan will be exempt from consideration in any maximum development space and FAR computations.
- Since all of the resort-wide development within the District is intended to be classified as commercial, there will not be a need for any exactions. However, all development will need to provide employee housing as per this Section. Since all residential-type development that is contemplated will be available for short-term rentals, this development will all be considered as commercial and will need to comply with this Section. Any non-commercial and non-short-term rental residential development that may be proposed in the future within the District will need to pay exactions as per the current Land Development Regulations at the time of final Development Plan Approval.
- Only entities authorized by SKRMA will be allowed to operate any business within the limits of the Snow King PRD District. SKRMA will require all these entities to provide information regarding the number of employees working within the Snow King PRD District and will collect dues and assessments as needed from employers to compensate SKRMA and its agents for any costs associated with this Housing Mitigation Plan and other requirements of this Snow King Resort Master Plan.
- All employee units shall be regularly maintained and kept in a safe, sanitary, livable and rentable condition.

VIII.A. 2

B. Calculations of Required Housing

It should be noted that, as a year-round resort and conference center, our present workforce at Snow King remains quite stable throughout the year. Our experience during the last few years demonstrate the results of our efforts:

	<u>1997</u>	<u>1998</u>	<u>1999</u>
Average employees throughout the year	210	219	220
Lowest number of employees in any month	168	174	176
Highest number of employees in any month	238	270	273

Our historical data, in fact, demonstrates a lower need for housing than the proposed formula requires. The mixed development character of this Master Development Plan will also help maintain a stable year-round Resort workforce.

Calculations of required housing will be done based on the following parameters:

- All existing development prior to the filing of this Snow King Resort Master Plan is exempt from the requirements of this Housing Mitigation Plan.
- The fixed number of employees to be housed will be determined by using the following formula:

$$(A. \# \text{ of employees during peak season} - B. \text{ Average FTE employees during the year}) \times 0.69 \frac{(1-30 \times \text{Avg. salary})}{750}$$

FTE = Full Time Equivalent

Table 1 will be used to ascertain the number of employees required to be housed as different uses are built.

A. HOUSING MITIGATION PLAN - TABLES

EMPLOYEE HOUSING STANDARDS

TABLE 1

Land Use Category	Employees to be Housed
Office	0.03 per 1,000 SF
Commercial Retail	0.42 per 1,000 SF
Service	0.15 per 1,000 SF
Restaurant/Bar	1.01 per 1,000 SF
Commercial Lodging, Hotel, Motels and Other Short Term Rentals	0.065 per guest (APO)
Conference/Meeting	0.06 per 1,000 SF *
Indoor/Outdoor Recreational Facilities	**

The independent calculation of employees required to be housed for the Conference/Meeting space category follows this methodology:

Existing Snow King Hotel Conference Service Department experience:

- Peak employees = 7
- Average employees = 4
- Average monthly wages: \$2,600/mo. for 6 months
\$1,220/mo for 6 months
\$1,910/mo/ average

Formula: $.69 \times (1 - [.3 \times \$1,910] / 750) = 0.53$ required

* The approximate Conference/Meeting area in the existing hotel is 9,000 SF, therefore, $0.53 \div 9,000$ SF = 0.06 employees per 1,000 SF.

** To be ascertained in the future when additional indoor or outdoor recreational facilities are built. The following formula will be used to compute the housing needs:

$$\begin{array}{rcl} \# \text{ of Employees} & - & \text{Avg. FTE's} \\ \text{during peak season} & \text{during year} & \frac{0.69 (1 - [.30 \text{ avg. Salary}])}{750} = \end{array}$$

• Square footage used for support, internal services and circulation type areas such as, corridors, loading docks, storage, laundry, kitchen, services, back of the house, mechanical, equipment, maintenance, lockers, employee cafeteria, underground areas, and other support and services facilities not associated with the commercial lodging, hotel and other short term rental uses is to be considered for computing housing needs.

Once the number of employees to be housed is determined by using Table 1, the number of housing units to be built will be calculated in accordance with Table 2.

NUMBER OF PERSONS HOUSED PER UNIT

TABLE 2

J. Unit Type	Persons Housed Per Unit
Studio	1.25
One bedroom	1.75
Two Bedroom	2.25
Three Bedroom	3.00
Four Bedroom	3.75
Five Bedroom	4.50
Each Additional Bedroom	0.50
Dormitory	1.00 per 150 SF of net habitable area

CALCULATION OF HOUSING NEEDS AT BUILDOUT

TABLE 3

Land Use	Requirement	Estimated Areas or Numbers	#Required
Office	0.03/1,000 SF	10,000 SF	.36
Commercial Retail	0.41/1,000 SF	74,200 SF	31.16
Restaurant/Bar	1.01/1,000 SF	85,000 SF	85.85
Commercial, Lodging, Hotel, Motel & Other Short Term Rentals	0.065/guest	1,800 *	117.00
Conference/Meeting Rooms	0.06/1,000 SF	119,000 SF	7.14
Indoor/Outdoor Recreational Facilities (to be determined in the future)	-----	----	----
Total Required			241.51

- 1,800 = 2,208 less 408 guests (APO) in the existing hotel (204 rooms)

EMPLOYEE HOUSING DISTRIBUTION SUMMARY

TABLE 4

Required Employees at Buildout	Proposed Employees to be Housed at Snow King	Proposed Employees to be Housed in Other Locations in Town
242	73	169

These calculations of required housing needed at buildout are only preliminary estimates. The final numbers will be determined by applying the required factors and formulas described in this section to the square footage or number of units actually built. As development occurs, the required employee housing shall be periodically updated as final development permits are obtained. Any changes in the formulas used for computing required employee housing that result in needs beyond the above described, shall be allowed to be met offsite.

IX. TRANSPORTATION ELEMENTS

A. Snow King Resort Master Plan – Traffic Analysis and Transportation Plan

Overview

Snow King Resort has been successful at encouraging guests of the Resort to walk or utilize existing public/private transit systems for both on-site and off-site events. With moderate improvements to the street and sidewalk system in the vicinity of Snow King Resort, the addition of a convenient Town shuttle system, and implementation of an aggressive Transportation Demand Management program, the existing street system is sufficient to accommodate the projected buildout traffic.

Definitions

The principal terms used to describe the adequacy of transportation facilities are *Capacity* and *Level of Service*. Briefly, the capacity of a transportation facility reflects its ability to accommodate a stream of people or vehicles. In the Third Edition of the *Highway Capacity Manual* (Updated 1997), capacity is defined as the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a roadway during a given time period under prevailing roadway, traffic, and control conditions. Capacity is typically expressed in terms of persons per hour or vehicles per hour (vph). Person flow is important for defining the roles of pedestrian, transit, and high-occupancy vehicle treatments. As the number of buses or high-occupancy vehicles in a traffic stream increases, the number of vehicles that can pass a given point decreases, but the person flow may actually increase.

Level of Service (LOS) is a measure of the quality of the traffic flow. These qualitative measures characterize the operational conditions within a traffic stream (or intersection) and their perception by motorists and pedestrians. These conditions include speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience. Six levels of service are defined for each facility designated by the letters A to F. LOS A represents the best operating conditions (no delays, freedom to maneuver, no conflicts, etc.) while LOS F represents the worst (grid-lock).

A variety of factors influence capacity and level of service including:

- Roadway geometry (horizontal and vertical alignment)
- Lane width
- Design speed
- Lateral clearance
- Queuing areas at intersections
- Passing zones
- Vehicle type (percentage of trucks and buses)
- Weather conditions
- Directional flow
- Signalization
- Access control
- Volume of pedestrians and bicyclists
- Land-use characteristics.

C.1 Existing Conditions

Roadway System

Major streets that serve the Snow King Resort are illustrated on **Figure C-1**. The primary access to the Resort is via Snow King Avenue. This route provides access from the west and connects with South Willow Street and South Cache Street to provide access from the northwest. There are no direct roadway connections to the Resort from the north or the east except via minor residential streets (Vine Street and Cache Creek Drive). Snow King Mountain bars access to the Resort from the south. In general, the "grid" street system provides sufficient access to the Resort. Both Cache Street and Snow King Avenue connect with US Highways 26-89-187 approximately 0.70 miles and 1.75 miles, respectively, from the Resort.

Snow King Resort Master Plan – Transportation Elements

Roadway System Traffic Volumes

Summer daily traffic volumes along Snow King Avenue, Cache Street, and Willow Streets are shown in **Table C-1**. These volumes are from the traffic count data in the 1996 Jackson Hole Transportation Study and additional traffic counts conducted by O'Malley Engineering & Mapping between August 16 and September 2, 1999. This data has also been checked with traffic counts acquired by Nelson Engineering in August/September 1997. Winter traffic volumes are significantly lower than summer volumes and have not been counted or analyzed. The July 1996 counts reflect peak trip-making while the August 1999 are more indicative of the shoulder season and summer season average that is typically used for roadway planning (30th highest hour).

Current two-way August traffic on Snow King Avenue west of South Cache Street is **4,883** vpd (vehicles per day) and **4,298** vpd immediately east of South Cache. Traffic on Snow King Avenue immediately east of Willow Street is **2,654** vpd. Estimated peak traffic volumes (mid-July equivalents) for these roadway segments along Snow King Avenue are 7,700 vpd, 6,100 vpd, and 3,800 vpd, respectively. August 1999 traffic volume on South Cache immediately north of Snow King Avenue is **2,554** vpd. Traffic volume on South Willow Street north of Snow King Avenue is **1,602** vpd. Estimated peak summer volume on South Cache Street is 3,600 vpd and the estimated peak volume on South Willow Street is 2,300 vpd. The significant increase in traffic on Willow and the apparent decrease in traffic on Cache between 1996 and 1999 is likely due to the installation of stop signs on Willow that make Willow a more attractive route into and around the downtown area. Additional improvements to Willow Street, such as extending it through the Multi Agency Campus to form a downtown bypass, will alter traffic patterns between Cache and Willow.

Table C-1

Street Segment	Location	Mid-July 1996 ADT	August 1999 ADT
Snow King Ave.	West of Cache	7658	4883
Snow King Ave.	East of Cache	6055	4298
Snow King Ave.	East of Willow		2654
S. Cache Street	North of Snow King	4863	2554
S. Willow Street	North of Snow King	1215	1602

ADT = Average Daily Traffic

Traffic volumes can fluctuate significantly in the vicinity of the Resort due to the scheduling of special events such as conferences, Rotary lunches, 4th of July fireworks, speaker series, concerts, weddings, and other factors such as poor weather conditions (bringing more visitors into town) and street maintenance. **Table C-2** shows traffic volumes on Snow King Avenue and South Willow Street compared to hotel occupancy. This table indicates that changes in hotel occupancy and alpine slide ridership do not appear to generate fluctuations in traffic volumes.

Snow King Resort Master Plan – Transportation Elements

Table C-2

Date	Hotel / Condo	Alpine Slide	Snow King ADT	Willow St. ADT
Mon, 8/16	165 / 39	482	3048	1630
Tues, 8/17	198 / 40	1868	3026	1658
Wed, 8/18	203 / 53	911	2921	1623
Thurs, 8/19	204 / 47	971	2930	1818
Fri, 8/20	204 / 67	980	3013	1731
Sat, 8/21	204 / 65	944	2938	1186
Sun, 8/22	198 / 53	314	2771	1064
Mon, 8/23	184 / 41	1470	2813	1202
Tues, 8/24	145 / 31	744	2341	1626
Wed, 8/25	147 / 18	664	2375	1583
Thurs, 8/26	186 / 22	634	2498	1643
Fri, 8/27	145 / 17	573	2447	1822
Sat, 8/28	171 / 23	646	2112	1397
Sun, 8/29	202 / 61	464	2359	1302
Mon, 8/30	198 / 65	106	2571	1386
Tues, 8/31	205 / 64	299	2415	1988
Wed, 9/1	199 / 63	410	2532	2069
Thurs, 9/2	170 / 40	64	2662	2112

Note: Maximum Occupancy (hotel only) = 204 rooms.

Maximum condominium occupancy ≈ 68 units.

The impact of a Rotary luncheon on traffic volumes can be seen in noontime "spike" in **Figure C-2**. Traffic volume fluctuations for weekday and weekend conditions can be seen in **Figures C-3** through **C-7**. The weekday pattern typically shows a small traffic spike around 8 AM, a larger surge at noon, and the peak traffic occurs around 5 PM. **Figures C-3** and **C-4** compare counts at three locations: Snow King Avenue east of Cache, Snow King Avenue east of Willow, and Willow Street. **Figures C-5** and **C-6** compare typical counts at Snow King Avenue east of Willow and Willow only. **Figure C-7** also includes counts on Snow King Avenue to the west of Cache Street.

Transit Systems

The primary public transportation system operating in Jackson is START (Southern Teton Area Rapid Transit). This transit system (buses and vans) serves the Town of Jackson and limited segments of Teton County (Teton Village). Several private transit and taxi companies also provide service between the Jackson Hole Airport, the Town of Jackson, and Teton Village. In addition, the major resorts and several smaller hotels (Snow King, Jackson Hole Mountain Resort, Grand Targhee Ski & Summer Resort, Spring Creek, Grand Teton Lodge Company, etc.) provide van or bus service for their guests between the airport, Town, and Teton Village.

The typical winter START schedule between Snow King and Teton Village includes round-trip, non-stop bus at 8:20 AM, 9:20 AM, 3:20 PM, and 4:20 PM. The buses pickup and drop-off guests at both the condominiums and the hotel. Other scheduled buses leave the Snow King Resort every 20 to 30 minutes beginning at 7:15 AM and ending at 10:00 PM. These buses travel between the Resort, Town Square, Teton Village and other locations. The Targhee Express bus departs Snow King for Grand Targhee at approximately 7:30 AM and returns at 5:30 PM. During the summer, buses arrive and depart from Snow King Resort every 15 to 30 minutes between 10 AM and 10 PM and at one-hour intervals from 7:30 AM to 9:30 AM. Both the winter and summer schedules will be increased as the Jackson Hole Transportation Plan places more emphasis on public transit.

Snow King Resort Master Plan – Transportation Elements

In both summer and winter, Snow King Resort utilizes their own buses and vans to shuttle guests to and from the Resort, downtown, and the airport. Depending on flight schedules and demand, Snow King runs between six and fifteen round-trip shuttles per day. For special events, the Resort occasionally charts additional buses and/or utilizes concession buses (provided by float trip operators). **Table C-3** shows the system-wide START ridership for late August 1999. Ridership numbers generated specifically by Snow King Resort as well as private taxi and transit services are not available. Conversations with START personnel indicate a high percentage of riders between the Virginian Campground and Snow King Resort. In general, Snow King generates the majority of ridership on START during the summer. **Figure C-8** shows the 1999 transit routes (summer).

Table C-3

Date	Daily Total
Monday, 8/16	351
Tuesday, 8/17	417
Wednesday, 8/18	302
Thursday, 8/19	335
Friday, 8/20	359
Saturday, 8/21	381
Sunday, 8/22	268
Monday, 8/23	304
Tuesday, 8/24	350
Wednesday, 8/25	265
Thursday, 8/26	197
Friday, 8/27	240
Saturday, 8/28	216
Sunday, 8/29	212
Monday, 8/30	270
Tuesday, 8/31	325
Wednesday, 9/1	261
Thursday, 9/2	255

Pedestrian and Other Non-Motorized Facilities

Snow King Resort is served by a series of 5-foot wide detached and 6-foot wide attached concrete sidewalks along Snow King Avenue. A short section of wooden boardwalk is located on the north side of Snow King Avenue at the Brandywine Fund building. A 3-ft. wide sidewalk is located along the east side of South Cache Street and extends from Snow King Avenue to Kelly Avenue. There are no sidewalks along Willow Street. A series of horse trails and hiking trails diverge from the resort and access various parts of Snow King Mountain and the National Forest lands to the south of the Resort. These trails and sidewalks are shown in **Figures C-9, C-9A, C-9B, C-9C, C-10, and C-11**.

There are no clear pedestrian routes to the Town Square. Most Snow King guests walk in the street, particularly in the winter, to access other parts of the downtown. The Jackson Hole Pathway System does not access the Resort at this time. Bicyclists use the vehicle travel lanes or parking lanes of Snow King Avenue to travel to and from the Resort. A popular mountain bike and hiking route originates in the upper parking lot and follows a ski area work road up the mountain. Another trail leads easterly toward Cache Creek Drive.

Table C-4 lists pedestrian and bicycle trips in the vicinity of Snow King Resort for several days during August 1999. Conferences and other activities at the Resort significantly increase pedestrian traffic. Cold temperatures and/or precipitation significantly reduce bicycle use and, to a lesser extent, pedestrian use. **Figure C-12** shows the pedestrian count locations and typical pedestrian/bicycle use patterns during late-August 1999. **Figure C-13** shows the pedestrian and bicycle volumes for August 26, 1999. These counts

Snow King Resort Master Plan – Transportation Elements

were conducted between 7 AM and 5 PM only and do not show the significant evening use that occurs between the Resort and the Town Square area. The peak non-motorized count during this study was on August 31, 1999 when 1490 pedestrians and 139 bicyclists were recorded traversing Snow King Avenue adjacent to the Resort. This volume represents approximately 40% of all trips (automobile, transit, and non-motorized) on the Vine-Willow street segment. This pattern typically occurs during major conferences when some activities occur at the Snow King Center. On non-conference days (August 26th) the average number of non-motorized trips between 7 AM and 5 PM is approximately 500. An unknown percentage of the bicycle and pedestrian trips are discretionary recreation-oriented rather than transportation-oriented and, as such, generate additional traffic on the roadway rather than remove motorized trips.

Table C-4

Date & Time	Pedestrian	Bicycle
Thursday, August 26		
7am – 9am	86	25
9am – 11am	30	14
11am – 1pm	77	47
1pm – 3pm	85	30
3pm – 5pm	73	42
Total	351	158
Tuesday, August 31		
7am – 9am	273	14
9am – 11am	149	13
11am – 1pm	340	31
1pm – 3pm	403	51
3pm – 5pm	325	30
Total	1490	139

C.2 Travel Demand Analysis

Travel demand for the Snow King Resort is determined by correlating existing conditions and traffic counts at the resort with future conditions. Additional information developed includes trip generation (based on Resort buildout), estimated modal split, and peak hour calculations.

Trip Generation

Trip generation for Snow King Resort is focused on summer conditions. Trip generation for Resort buildout is calculated from several factors including: total overnight guestrooms (hotel), total condominium units, commercial uses and densities, and number of employees. **Table C-5** lists existing and proposed conditions, projection rates, and traffic projections for Snow King Avenue east of Willow Street. The Institute of Transportation Engineers (ITE) Trip Generation Manual indicates that typical projection rates for resort hotels vary between 10 and 15 trips per day per lodging unit. Removing the Vine Street traffic counts and the Phibbs Law Office counts from the Snow King Avenue counts (East of Willow) and dividing by the number of lodging units yields an average projection rate of 10.1 trips per day per unit (at full occupancy). According to ITE, hotel condominium units generate between 4 and 18 trips per day per unit with an average rate of 9.5 trips. Teton County has historically used a townhouse trip generation factor of 7.2 trips per unit per day. Dividing the number of condominium units into the number of trips accessing the condominiums yields a trip generation factor of 8.0 trips per day. For these projections a hotel rate of 10.2 and a condominium rate of 8.0 are used. The floor area, guest numbers and conference seats are shown for comparison purposes.

Snow King Resort Master Plan – Transportation Elements

Table C-5

Use Description	Existing	Proposed	Gen. Rate	Projected Existing ADT	Final ADT
Hotel Rooms	204 ^A	654	10.2	2,080	8,752
Condo Units	38 ^A	95	8.0	304	1,064
Employee Housing		65 ^B	4		260
Alpine Slide (Rides/day)	900	1,350	*		
Restaurant Seats	47	0	*		
Lounge/Bar Seats	50	0	*		
Total				2,384	10,076
Floor Area	160,000	730,000			
Total Guests	616	1,844			
Conference Seats	250	1,000			

^A = Indicates maximum occupancy accessed from the Resort.

^B = Indicates 204 employees to be housed on-site in 65 - 3 and 4 bedroom units.

* = Indicates projection included in resort (hotel) rate.

ADT = Average Daily Traffic

In general, the trip generation factor of 10.2 yields traffic volumes consistent with the recorded volumes. Minor differences between the recorded and projected ADTs may be due to several factors including lower hotel occupancy rates, shared uses, and high pedestrian and transit activity.

The projected final ADTs in **Table C-5** reflect a “worst-case” scenario. The Resort may build more condominiums and fewer hotel rooms resulting in lower projected traffic volumes. Also, as shown in **Table C-2**, changes in room occupancy and alpine slide ridership do not appear to significantly impact traffic volumes. There is a certain amount of “background” traffic along East Snow King Avenue that exists whether the hotel has guests or not. Consequently, the traffic projections in **Table C-5** likely overstate the future traffic volumes.

The traffic volume on Willow Street averages 51% of the volume on Snow King Avenue east of Willow. Assuming no changes to Willow Street (improvements at the MAC campus, installation of one-way pairs, etc.) and no changes in pedestrian, transit, or land uses, the projected traffic volume on Willow Street at Resort buildout is approximately 4,100 ADT. Analysis of **Figures C-2** through **C-7** and on-site observation indicate a significant flow of traffic eastbound on Snow King Avenue and then northbound on Cache and Willow Streets around 8 AM. Between 4 PM and 6 PM there is a similar flow in a southerly direction (on Willow) and a westerly direction (on Snow King).

Modal Split

Lack of data regarding ridership on private bus services, taxis and START at Snow King Resort and incompatible modal counting methodologies make it difficult to accurately determine modal split between automobiles, transit, pedestrians, and bicycles. The available data and conversations with START personnel indicate that Snow King Resort enjoys a high level of transit ridership compared to other areas in Teton County. The best estimate of current transit share is between 1% and 4% of vehicular trips at Snow King Resort. Improvements to summer transit operations (both public and private), emphasis on transportation demand management strategies, improved pedestrian facilities, and the additional of a frequent intra-town shuttle system should increase the transit mode share to 15-20%.

Snow King Resort Master Plan – Transportation Elements

Snow King Resort is favorably located to reduce the percentage of automobile trips and increase percentages of transit and non-motorized trips. Pedestrian and bicycle trips varied from a low of 17% to a high of 40% of all trips on Snow King Avenue between the Resort and Willow Street. A typical modal split for this roadway segment during the summer is 20% ped/bike and 80% motorized. Estimated modal split of non-motorized trips between the Resort and Town Square is 2%-5% of all trips. Improved sidewalk and trail facilities coupled with frequent and convenient transit facilities will increase summer non-motorized mode share to 15% of all trips. At buildout, transit and non-motorized facilities are estimated to account for 35% of all trips for streets immediately adjacent to the Resort and 25% for other segments. **Figure C-14** shows the proposed Transit and Pathways system for the Resort area. **Table C-6** shows the estimated vehicular traffic for adjacent roadways with 25%-35% modal split.

Table C-6

Street Segment	Current ADT	Projected Trips (No Additional Modal Split)	Projected Trips (25%-35% Modal Split)
SKA – East of Willow	2,384	10,076	6,549
SKA – East of Cache	4,672	12,627	9,470
SKA – West of Cache	5,046	13,637	10,228
Willow	1,627	4,091	2864
Cache	2,991	8,083	6062

Peak Hour Forecasts

Peak hour and 30th highest hour is often a more useful measure of a roadway's capacity than ADT. Roadway planning efforts utilize the projected 30th highest hour to determine whether a roadway segment needs improvement. The 30th highest hour is typically between 70% and 80% of the peak hour(s) during a year and reflects a break in the curve below which the majority of the hours in a year fall. Designing for the 30th highest hour provides the best balance between cost and function. The peak hour in Jackson is likely to occur around the July 4th holiday weekend. The 30th highest hour for Jackson would typically represent the highest daily hour in June or August. It is reasonable to assume that the peak hours identified in the traffic counts conducted at Snow King Resort during August 1999 reflect the 30th highest hour.

The peak hour averages 9.1% of the 24-hour total for the streets in the study area. The directional flow split at peak hour can be as great as 65/35. This directional split occurs during the AM and PM peaks when people are going to or from work. The projected peak hour counts for the study area are shown in **Table C-7**. These peak hours are based on the 25%-35% modal split projections listed in **Table C-6**.

Table C-7

Street Segment	Current Peak-Hour Traffic Per Lane	Projected Peak-Hour Traffic Per Lane
SKA – East of Willow	141	387
SKA – East of Cache	276	560
SKA – West of Cache	298	605
Willow	96	169
Cache	177	359

Snow King Resort Master Plan – Transportation Elements

C.3 Level of Service

Street and Intersection Level of Service (LOS)

This analysis utilizes the *Highway Capacity Manual* prepared by the Transportation Research Board for two-way and four-way, stop-controlled, non-signalized intersections. Steps required to determine intersection capacity include:

- Define existing geometry and traffic conditions for the intersection.
- Determine the conflicting traffic through which each minor road movement and major road left turn movement must cross.
- Determine the size of the gap in the conflicting traffic stream needed by vehicles in each movement crossing a conflicting traffic stream.
- Determine the capacity of the gaps in the major road traffic stream to accommodate each of the subject movements that will use these gaps.
- Adjust the calculated capacities to account for impedance and the use of shared lanes.
- Estimate the average total delay for each of the subject movements and determine the level of service for each movement and for the intersection.

Specific information required for the calculations include:

- Volumes by movement for the hour of interest.
- Vehicle classification for the hour of interest.
- Peak Hour Factor.
- Number of lanes for minor and major streets.
- Grade of all approaches.
- Other geometric features of interest.

The methodology outlined in the *Highway Capacity Manual* utilizes gap acceptance modeling to determine the interaction of minor street and major street drivers. This modeling technique assumes that Two-way, Stop-Controlled intersections (TWSC) give no positive indication or control to the driver on the minor road as to when it is safe to leave the stop line and enter the major traffic stream. This modeling is based on three elements: the size and availability of gaps, the value of these gaps, and the relative priority of the various traffic streams.

The level of service criteria is given in **Table C-8**. Total delay is defined as the total elapsed time from when a vehicle stops at the end of the queue until the vehicle departs from the stop line. The average total delay for any particular minor movement is a function of the service rate or capacity of the approach and the degree of saturation.

Table C-8

Level of Service	Average Total Delay (seconds/vehicle)
A	< 5
B	> 5 and <10
C	>10 and <20
D	> 20 and < 30
E	> 30 and < 45
F	> 45

The *Highway Capacity Manual* does not include a methodology for determining level of service for urban streets that are stop-controlled rather than signalized. Extrapolating from the methodologies for arterial streets, it appears that all streets in the vicinity of Snow King Resort are functioning at a level of service of A/B. During peak hour congestion, the intersections at Willow - Snow King Avenue (for the Willow Street southbound leg) and Cache – Snow King Avenue degrade briefly to LOS C. The conditions on Cache Street will be influenced more by land use decisions for the downtown core than by the Snow King Resort.

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Estimates of level of service for this street and Snow King Avenue to the west of Cache are based on the traffic projections in the Jackson Hole Transportation Plan. At Resort build-out, Snow King Avenue west of Cache will reach LOS C/D for several hours during the day and the intersection at Cache will also function at LOS D during peak hours. The intersection at Willow will reach LOS D at peak hour. Presumably, the Willow – Snow King Avenue intersection will be converted from two-way stop controlled intersection to four-way stop controlled intersection – improving the level of service to B/C.

Sidewalk/Pathway Level of Service

Methodologies for determining LOS for sidewalks and pathways are poorly developed at this time. Until the fall of 2000, lack of sidewalks along Snow King Avenue and Willow Streets forced pedestrians to share the roadway with automobiles, buses, and trucks – for a LOS of D-F. The addition of sidewalks to these streets has raised the pedestrian LOS to A/B. (See **Figures 9, 9A, 9B, and 10**)

C.4 Transportation Demand Management Program.

Transportation Demand Management Strategies

The purpose of a Transportation Demand Management program is to establish strategies that influence travel mode choice and minimize the use of single-occupant automobiles. These strategies are typically a combination of incentives (to transit and non-motorized modes) and disincentives (to single-occupancy automobiles). These TDM strategies are often financially based but can also utilize other management techniques such as marketing and housing. The primary goals are to reduce traffic congestion by reducing vehicular trips, reduce air pollution, and increase mode choice. Snow King Resort has already adopted some of these strategies, in particular the Resort provides free shuttle service for its guests to the airport, Teton Village, and downtown. The following list outlines some of the strategies necessary to influence mode choice and reduce automobile trips.

- Provide free or reduced-rate bus passes to employees and hotel guests (as part of the room package). Inform guests of the availability of transit and non-motorized modes prior to arrival.
- Continue (and increase frequency of) shuttle to Teton Village and Airport to encourage guests to use transit rather than renting automobiles.
- Provide employee ride-share incentives. Provide free parking for multi-occupancy vehicles and paid parking for single-occupancy vehicles.
- Continue to have groups as a large percentage of the lodging business
- Construct the majority of development in a dense pattern near the shared parking area
- Support and participate in community wide mass transportation invitations
- Promote alternative travel modes through advertising and marketing.
- Provide "town" bikes at a nominal rate for guests.
- Coordinate with Town to provide a frequent and convenient Town Square - MAC Campus – Snow King shuttle system.
- Coordinate with the Town to provide improved sidewalk and pathway systems along Willow, King, and Cache.
- Provide information and reservation services and staging areas for float trips, snowmobile operators, and other tour operations.
- Develop parking district with combination of free and fee parking.
- Provide on-site and nearby employee housing.

A combination of two or more of the above strategies is essential if the modal-split assumptions listed in **Table C-6** are to be realized.

Another strategy to reduce vehicle trips in the downtown (although not necessarily along Snow King Avenue) is to provide additional parking at the Resort to be used for downtown employee parking. In combination with a convenient in-town shuttle system, capturing employees at Snow King will help reduce traffic along West Broadway, Pearl Avenue, and Cache Street. Employees will be less likely to use their vehicles during the day for errands and more likely to walk or use the shuttle. An employee parking lot at the Resort is likely to generate only two trips per day per parking space (incoming and outgoing) rather than the more typical six to

Snow King Resort Master Plan – Transportation Elements

ten trips per day. During the winter, this extra parking could also be used as an in-town Teton Village parking lot. In combination with a non-stop bus to the Jackson Hole Mountain Resort, this parking area will be more convenient for Town residents than the Stilson lot and will minimize trips along West Broadway, Highway 22, and Highway 390.

Travel Demand Management Monitoring system

A TDM monitoring program helps insure that the TDM program meets the goals of reducing single-occupancy vehicle trips and increasing the use of alternative travel modes. The following items should be considered as part of the monitoring program:

- Prior to issuance of a building permit for the first approved Final Development Plan, conduct baseline traffic counts for all modes.
- Every three years, conduct 24-hour traffic counts, pedestrian counts, bicycle counts, and transit counts. These counts shall begin two years following completion of the first Final Development Plan project.
- Conduct guest and employee surveys to determine mode choice, success of alternative traffic modes, and satisfaction with transportation options.
- Conduct parking surveys to determine parking utilization by employees, guests, locals, and other visitors.
- Correlate hotel occupancy with traffic counts and available transportation options.
- Survey transit providers (public and private) to determine utilization during peak travel periods. Maintain a database of transit ridership.

The primary gauge of the effectiveness of the TDM program will be whether or not there is a relative reduction in the peak hour traffic counts. The goal of the TDM program is to reduce the projected buildout trips by 25%-35%. Other measures of effectiveness will include the number of transit riders vs. hotel occupancy and/or traffic counts, parking counts vs. hotel occupancy, and ped/bike volumes vs. traffic counts.

C.5 Recommendations and Proposed System Improvements

Figure C-10 shows the proposed improvements to the Snow King Avenue and Willow Street corridor. These improvements include the addition of 5-foot or 6-foot wide detached sidewalks with planting strips along Snow King Avenue (completed Fall 2000) and 6-foot attached sidewalks along Willow Street. Other improvements include the addition of "curb bulbs" to facilitate pedestrian crossing movements at the intersection. Similar improvements are proposed for the entire length of Snow King Avenue, King Street, Cache Street, and associated intersections. The Resort expects to participate with the Town in funding the street improvements at the Willow – Snow King intersection and to the east while other elements are expected to be funded by the Capital Facilities Tax or other sources.

Snow King Resort will participate with the Town in developing the most effective transportation network for the Snow King area and the downtown. The Resort looks forward helping formulate the best routes between the Resort and the MAC/Town Square area as well as determining an equitable cost-sharing arrangement for transit, streets, and sidewalks.

C.6 Phasing Plan

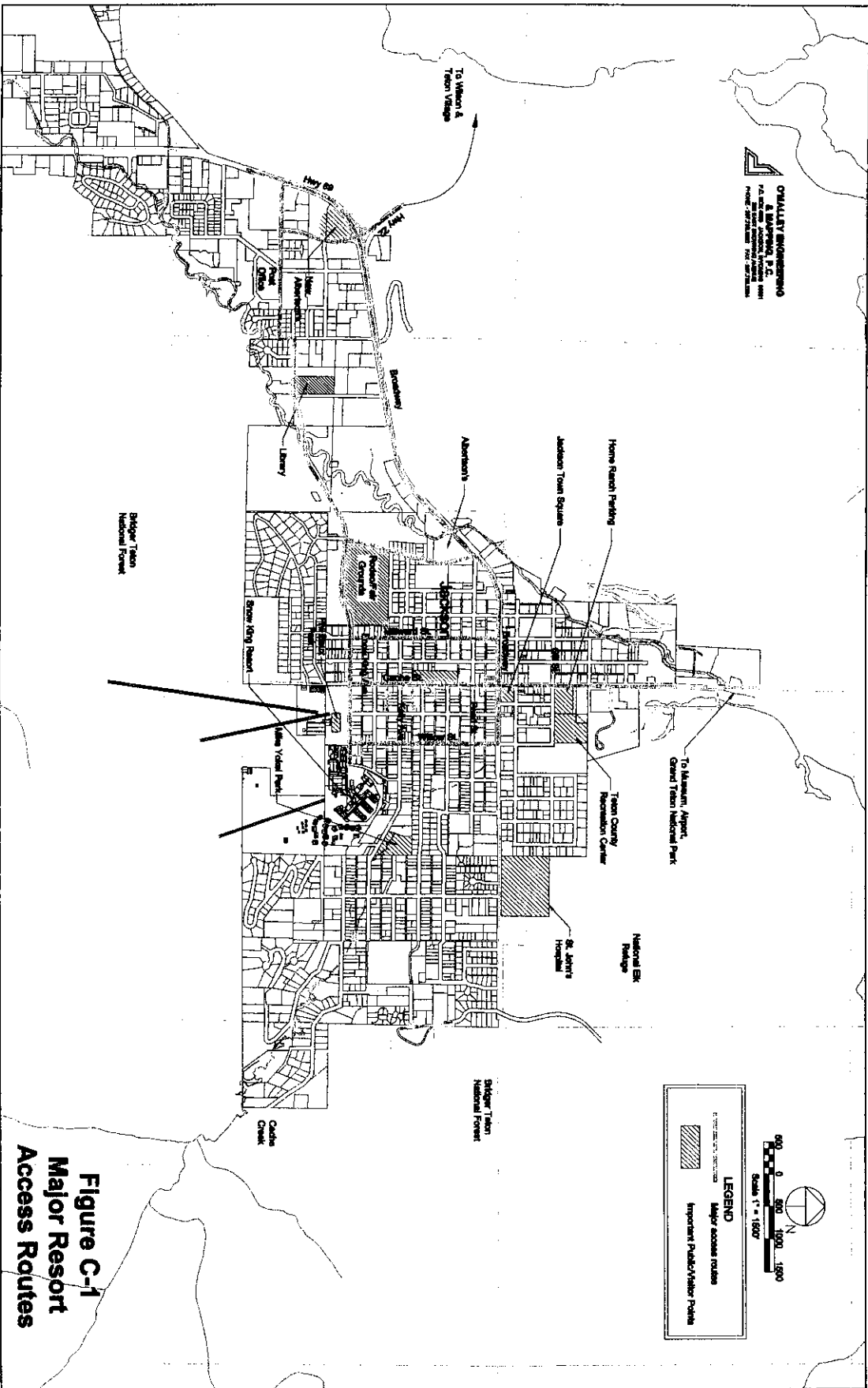
Snow King Resort anticipates coordinating sidewalk and street improvements with the Jackson Transportation Improvement Projects (JTIP). The final sidewalk and landscaping along the south side of Snow King Avenue will be constructed with the parking and plaza facilities. Depending on funding for Jackson sidewalks in the Capital Improvement Fund, intersection improvements at Willow Street will be constructed prior to major reconstruction at the Resort. Sidewalk improvements to South Cache Street, South King Street, and South Willow Street will also depend on the Jackson Capital Improvement Fund. Snow King Resort anticipates cost-sharing some of the improvements at Willow-Snow King intersection.

Actual timing of improvements will be influenced by the results of the Transportation Demand Management Monitoring Program. However, it must be recognized that the success of both the pedestrian and transit

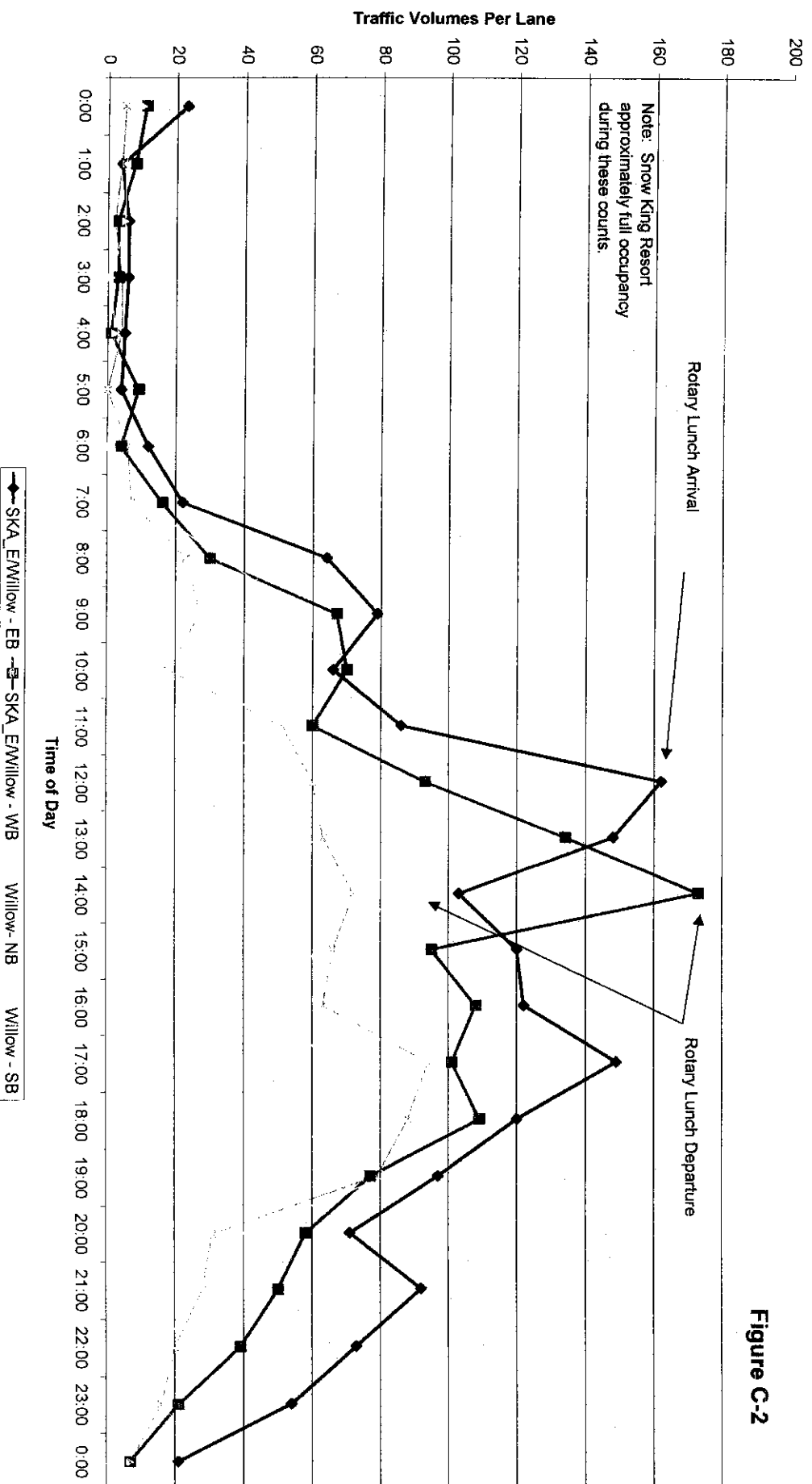
Snow King Resort Master Plan – Transportation Elements

systems are interrelated. It is unlikely that shuttle and transit ridership will increase without improvement to pedestrian and bicycle facilities. People are more willing to walk if they have the option to ride (on a shuttle) some of their route. Studies indicate that most people are unwilling to leave their vehicles and walk or use transit unless these facilities are convenient, safe, go to the desired destinations (Town Square, Teton Village, Airport, etc.), and function (in the case of transit) in a timely manner. Town land use patterns and the Town Parking Masterplan also influence the transit program. Aggressive efforts to minimize employee parking in the downtown core will only succeed with convenient satellite parking (including Snow King Resort), safe and well-maintained sidewalks, and efficient transit facilities.

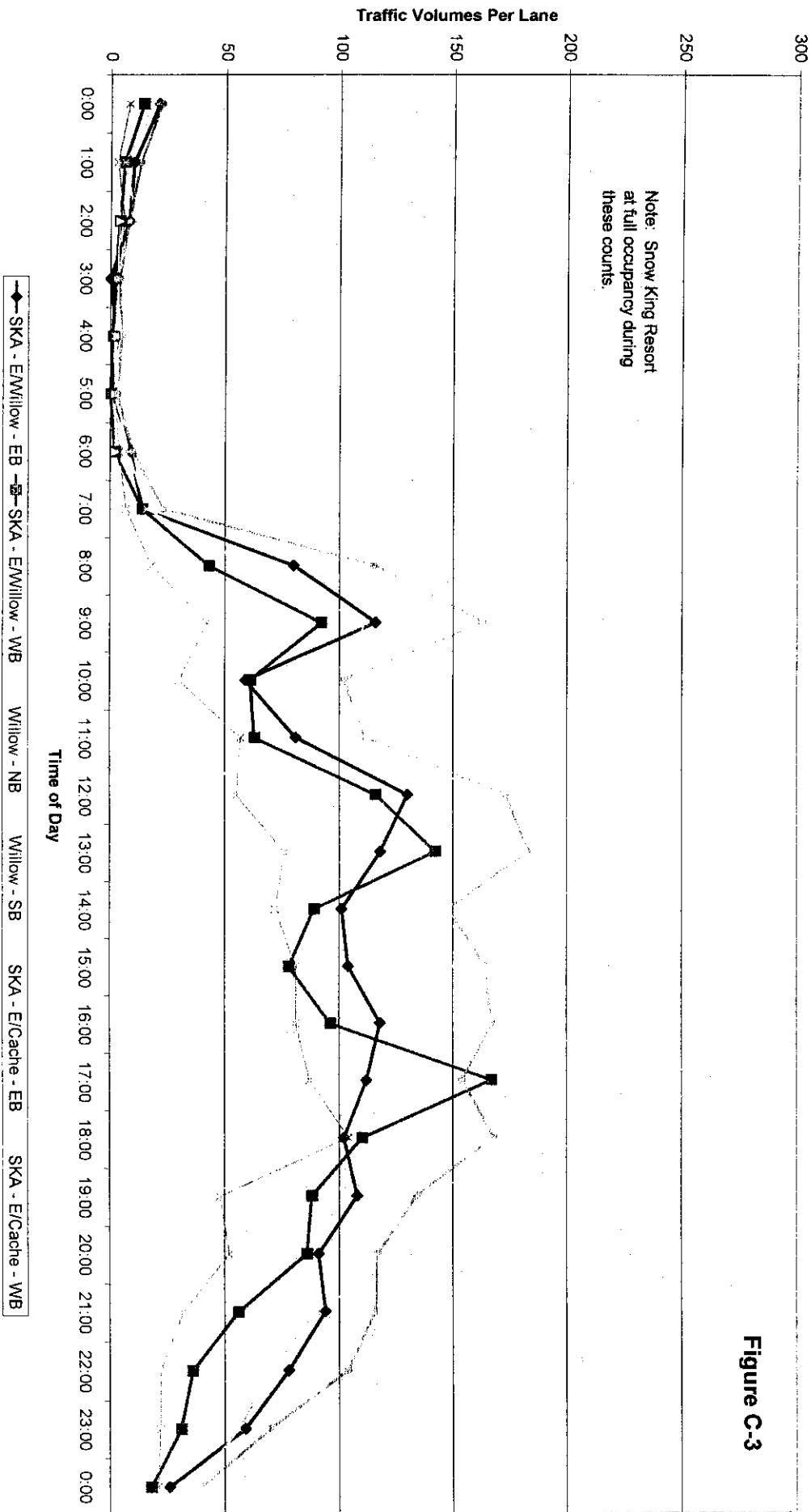
As part of the Resort Transportation Demand Management Program and in cooperation with the Town of Jackson, a town shuttle system should be begun as soon as possible. Construction of sidewalks (South Cache, South King, and South Willow) and intersection improvements adjacent to the resort should be completed prior to the traffic volumes along Snow King Avenue reaching 1.5 times current volumes – and sooner if possible.



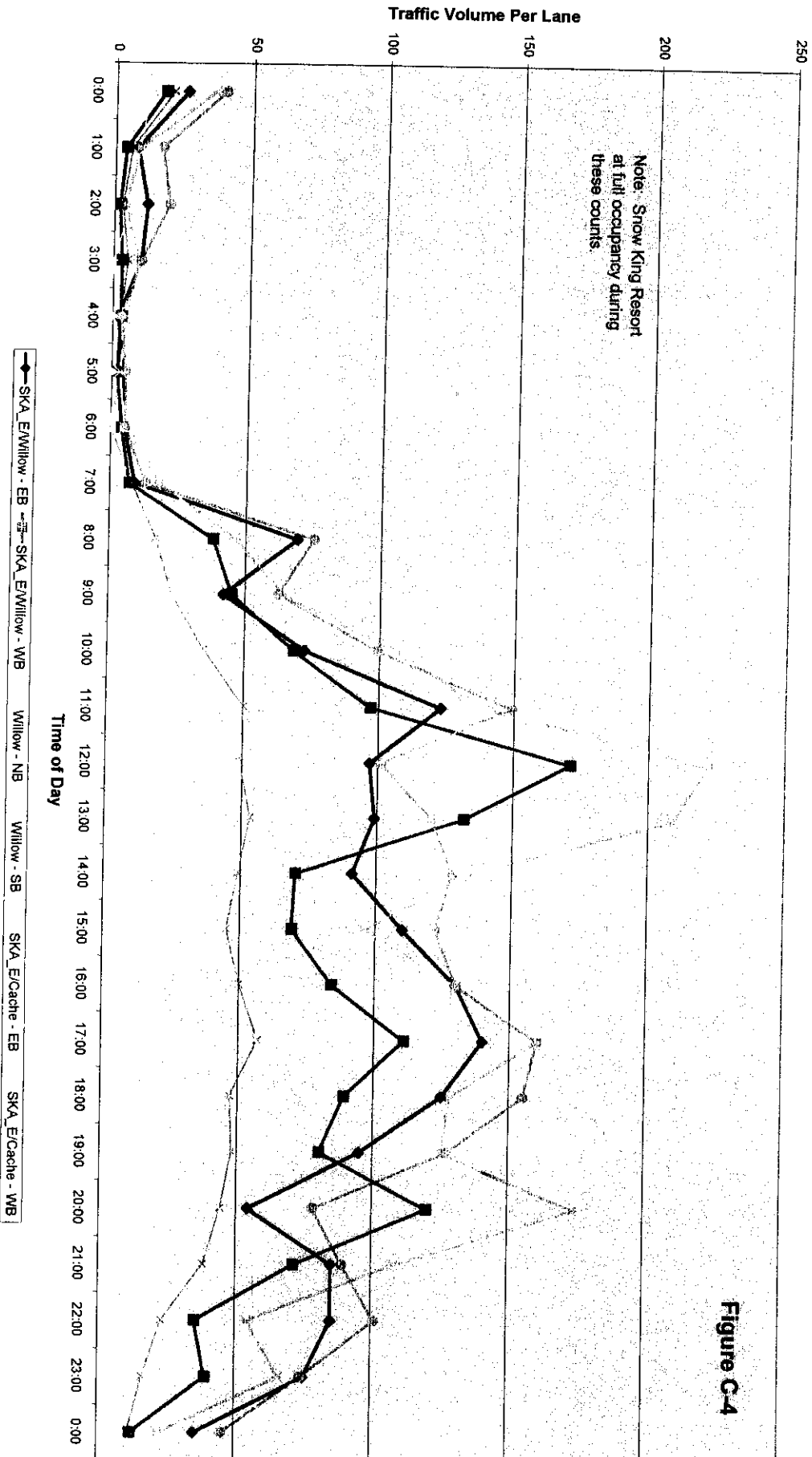
Snow King Avenue Hourly Traffic Volumes - Tuesday, August 17, 1999



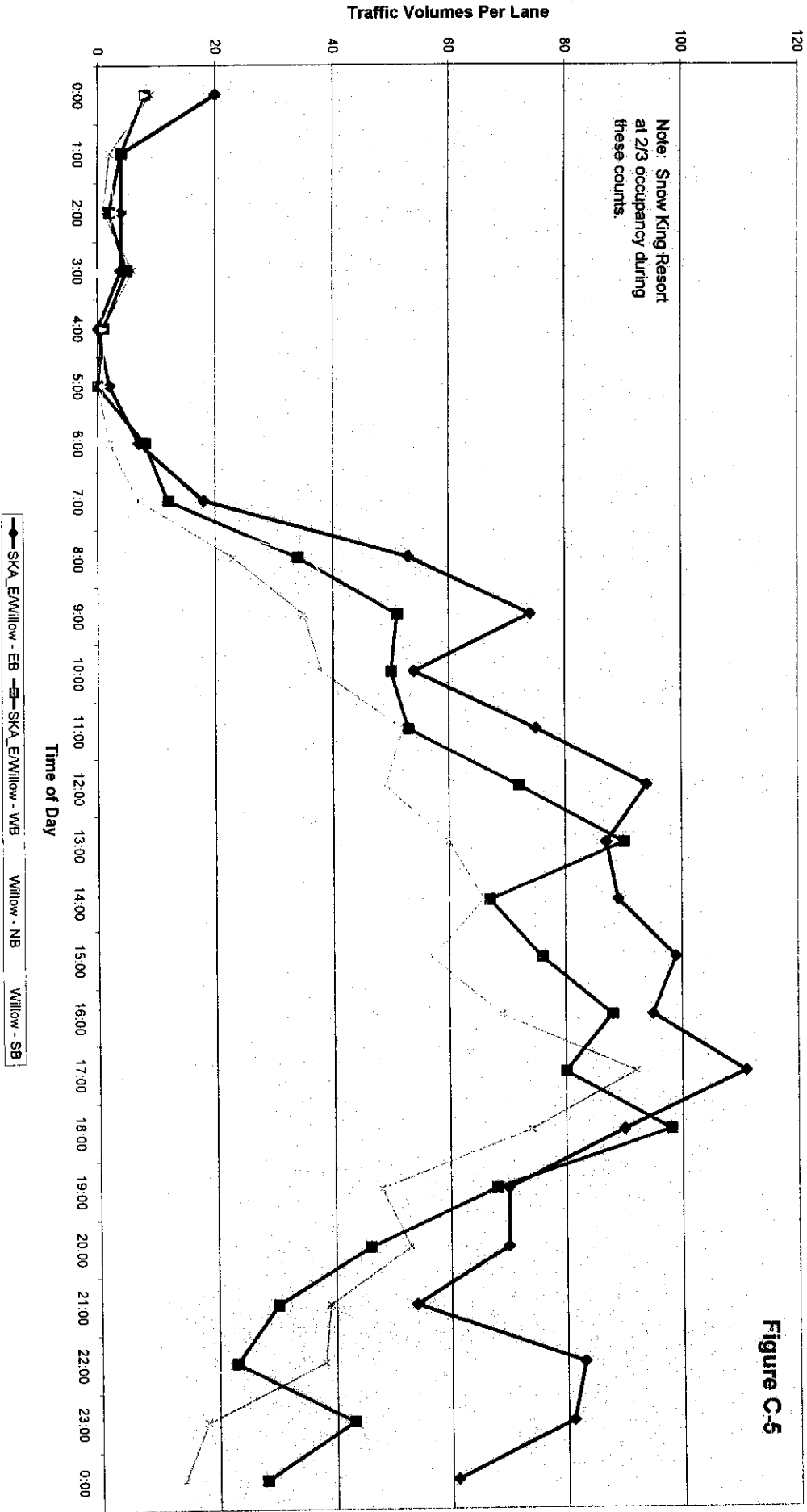
Snow King Avenue Hourly Traffic Volumes - Friday, August 20, 1999



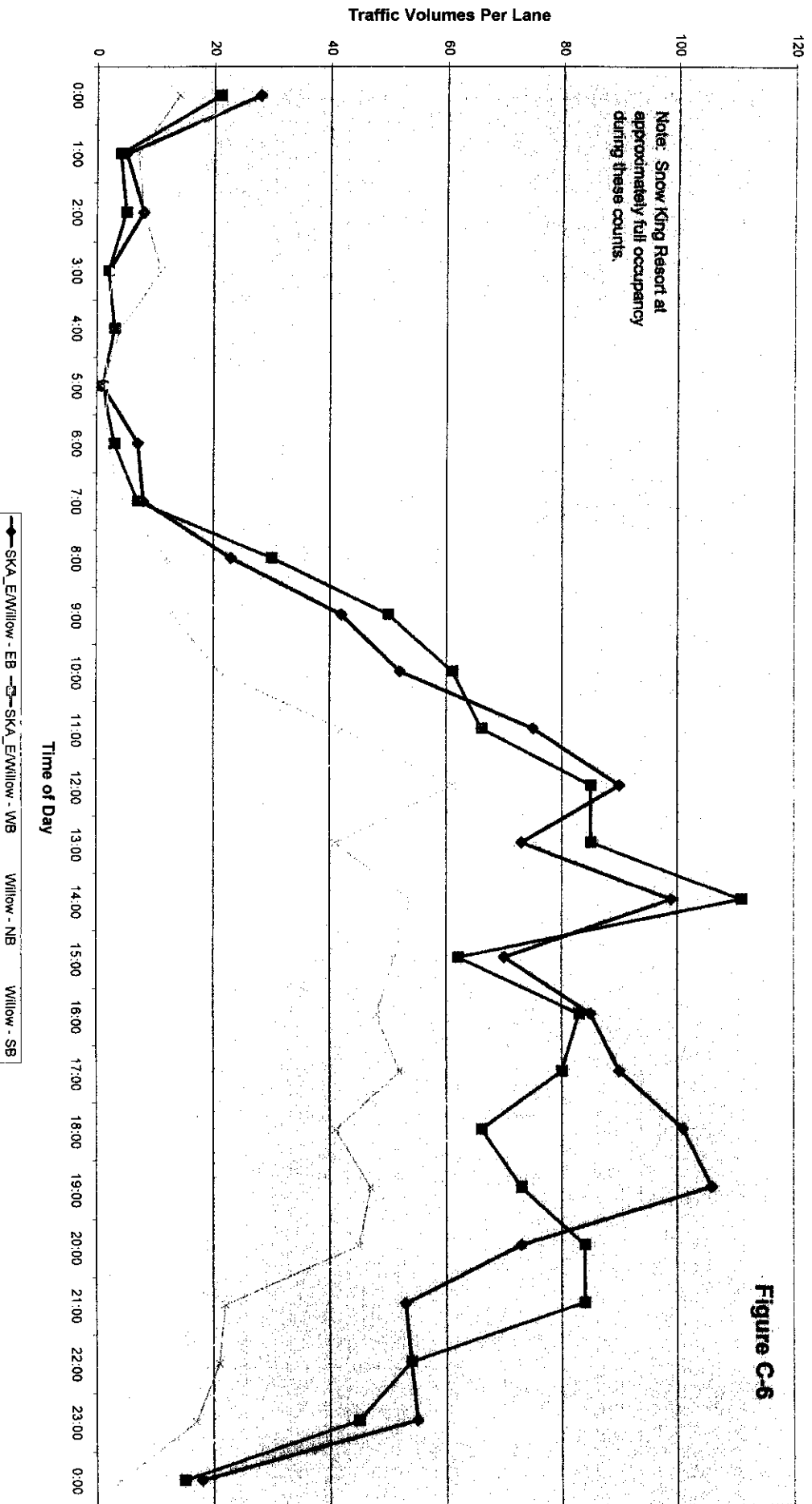
Snow King Avenue Hourly Traffic Volumes - Saturday, August 21, 1999



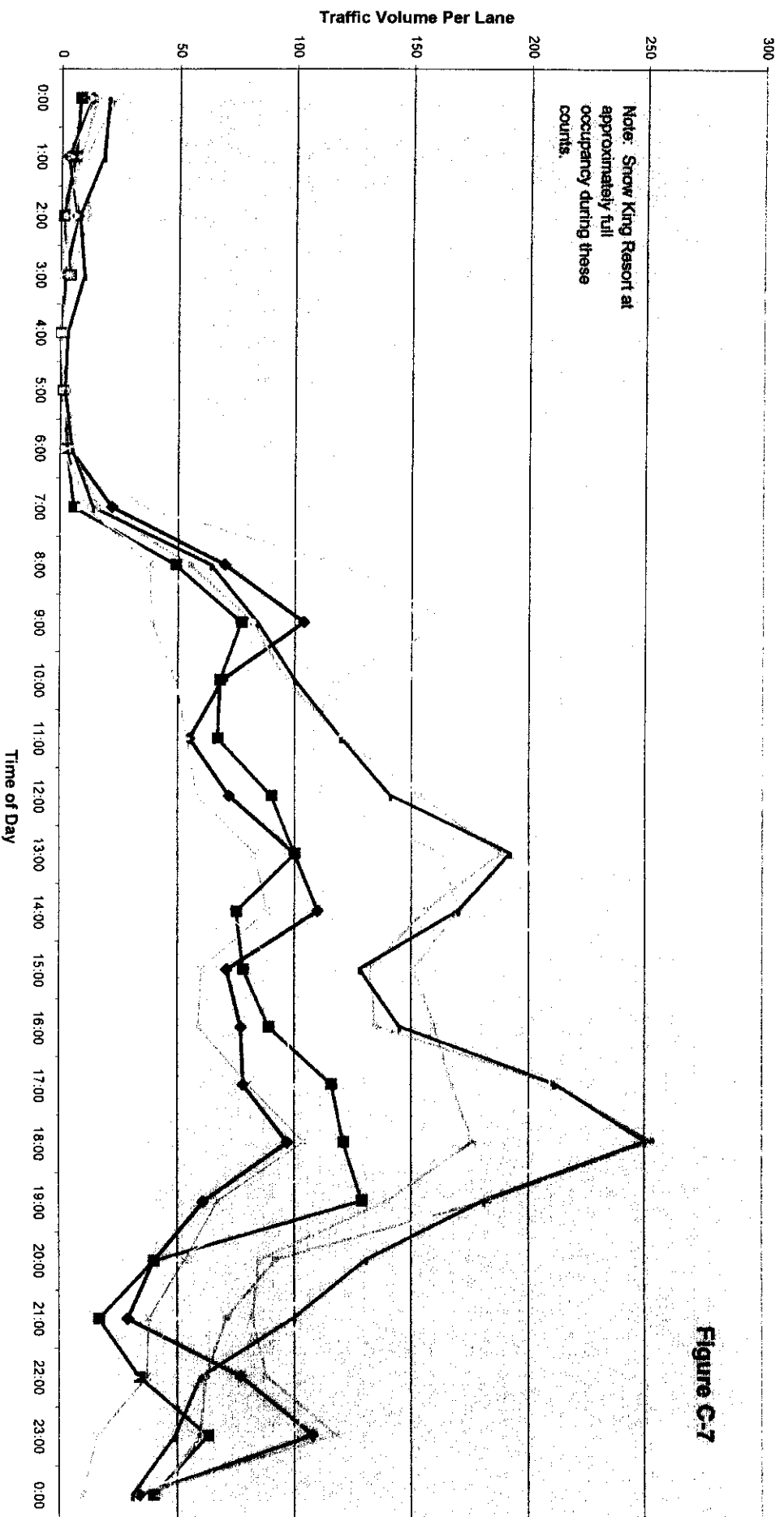
Snow King Avenue Hourly Traffic Volumes - Wednesday, August 25, 1999



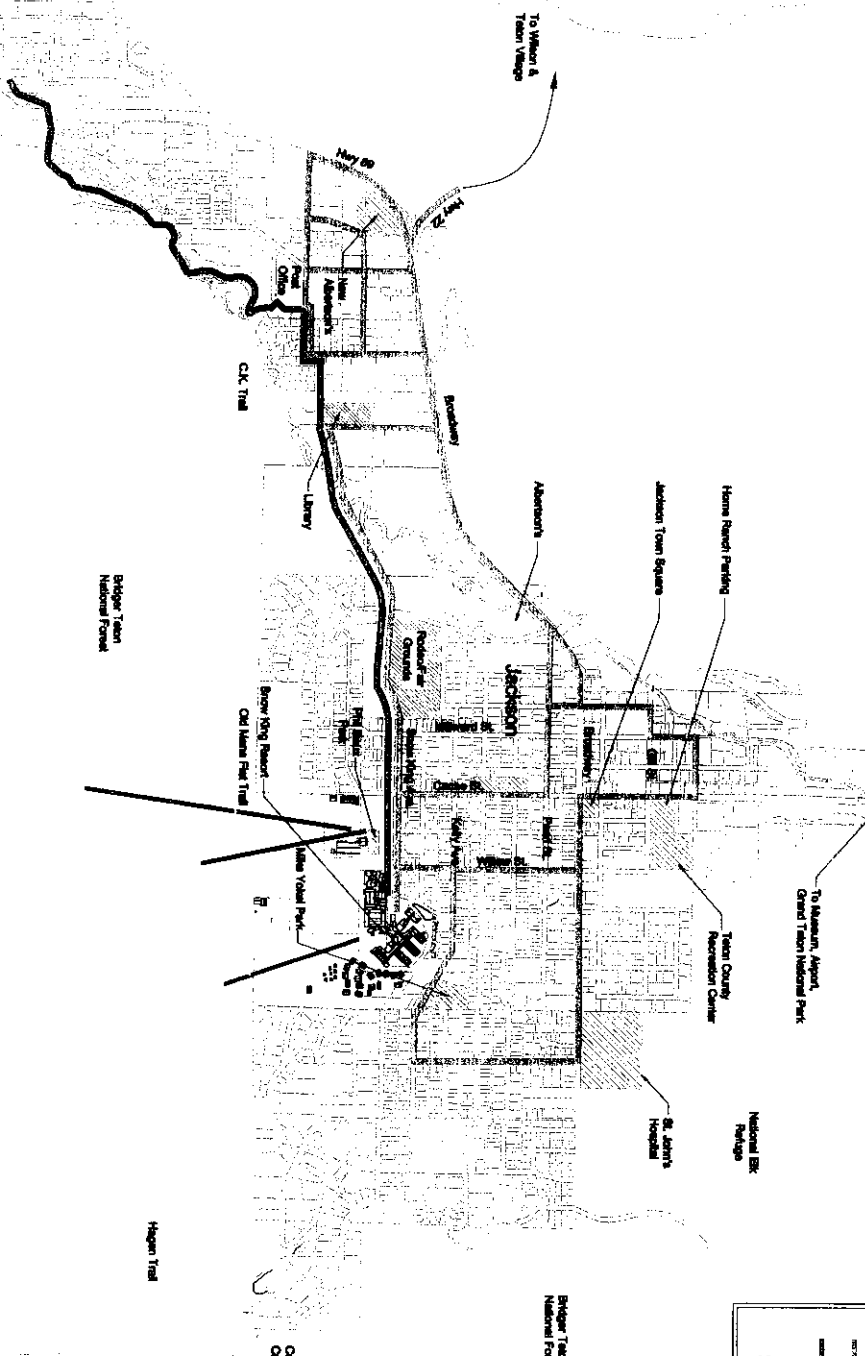
Snow King Avenue Hourly Traffic Volumes - Sunday, August 29, 1999



Snow King Avenue Hourly Traffic Volumes - Wednesday, September 1, 1999



O'NEALTY ENGINEERING
 1000 WEST 10TH STREET, SUITE 100
 JACKSON, MISSISSIPPI 39201
 PHONE: 601-372-2222 FAX: 601-372-2222



LEGEND

Shuttle & START Bus

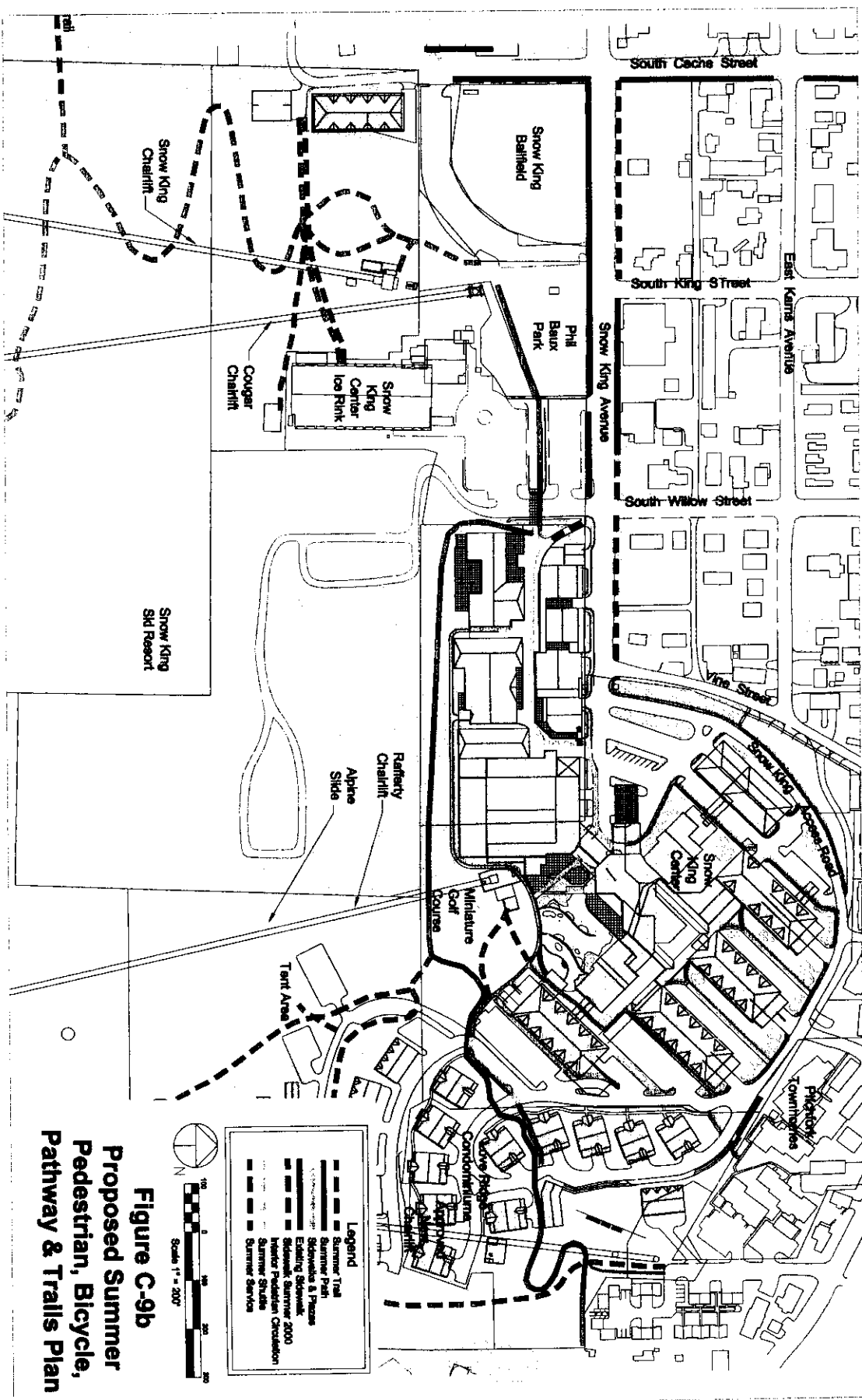
Pathway (Green) or Bus Lane

Existing Trail

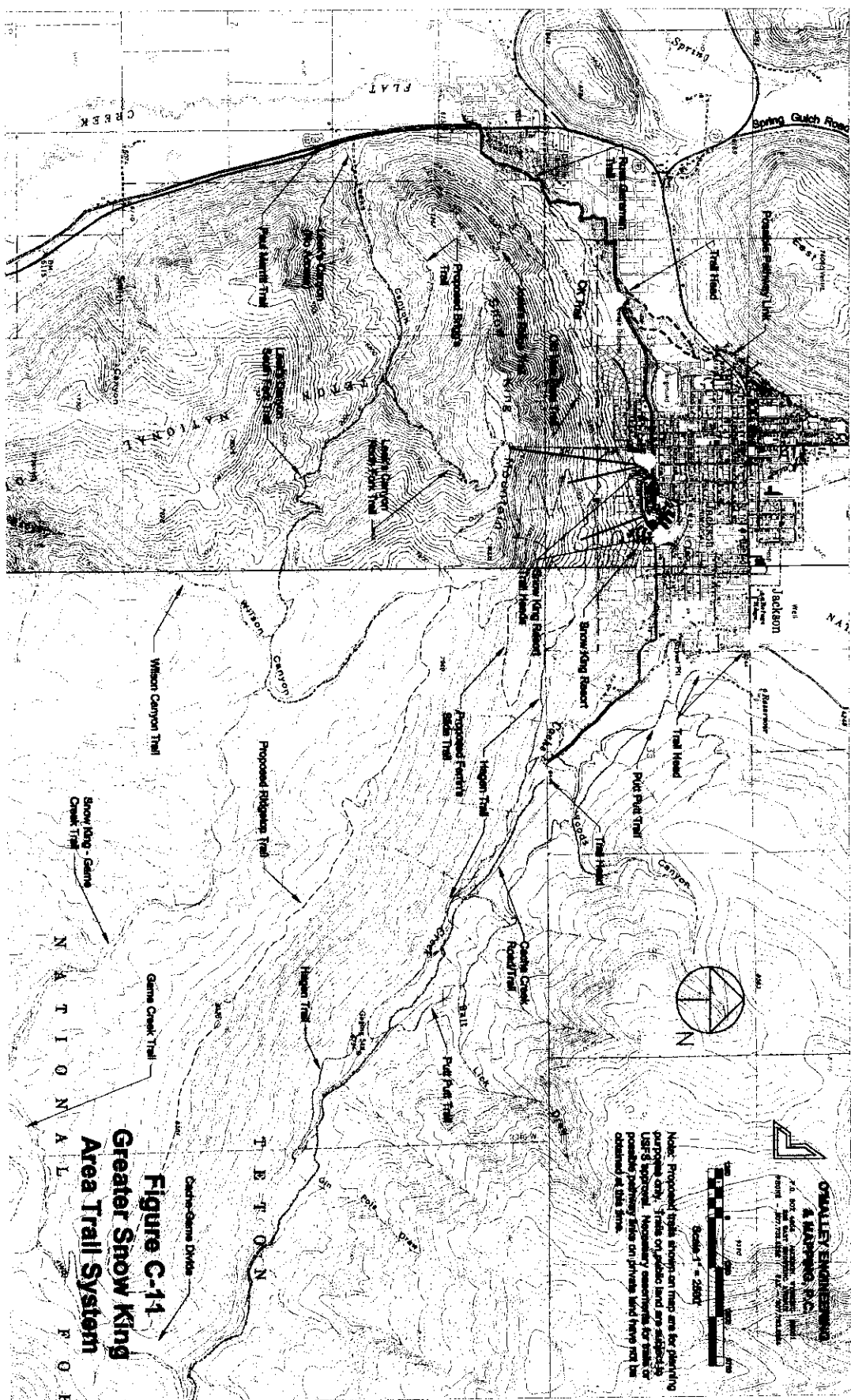
Important Public/Volunteer Facilities



Figure C-3
Existing Summer
Transit Routes







Snow King Resort Master Plan – Parking Elements

Snow King Resort Master Plan – C. Parking Elements

P.1 Parking Summary

Snow King Resort's parking plan provides a surplus of daytime and evening parking for both summer and winter. During both seasons, a larger parking surplus is available during the day. The Town of Jackson and/or Teton Village could use these extra spaces for downtown employee parking or a transit hub parking area. There will be 1,783 summer spaces and 1,643 winter spaces. Of these spaces, 1,415 summer spaces and 1,275 winter spaces will be available for shared parking. The peak shared parking demand on Snow King facilities will be 947 in the summer and 720 in the winter. The smallest surplus of spaces in the summer and winter evenings is 468 and 555 respectively. A significantly larger surplus exists during the daytime. **Table P-1** shows the estimated proposed parking at Resort build-out.

	Summer Number of Spaces	Winter Number of Spaces
AREAS AVAILABLE FOR SHARED PARKING		
New Hotel and Condominium Wings - Underground	240	240
- Surface	215	150
KM6 Area - Underground	640	640
KM6 Area (Add. Alternate) - Underground	105	105
Ice Rink & Ballfield - Surface	169	140
Periphery Buildings - Surface	46	0
Shared Parking Subtotal	1415	1275
AREAS NOT AVAILABLE FOR SHARED PARKING		
Periphery Buildings - Underground	88	88
- Covered	40	40
Love Ridge - Underground	106	106
- Covered	5	5
Existing Condominiums	126	126
Maintenance Building	3	3
Non-shared Parking Subtotal	368	368
Total Proposed Parking Available:	1783	1643

Summary of Proposed Parking to be Provided
Table P-1

Using the Town of Jackson parking ratios as a guide, the Urban Land Institute's shared parking model was used to generate the hourly parking demand for weekdays and weekends during the summer and winter seasons. **Tables P-2 & P-3** summarize the hourly and peak hour parking demands generated by the shared parking model. Additionally, these tables indicate the peak parking demand occurs on weekday evenings. Summer parking demands are higher than winter. According to the shared parking model, a parking surplus exists both summer and winter. These surplus spaces will be available for other shared uses. Due to improved efficiency, the proposed shared parking will provide an adequate number of parking spaces while reducing the amount of land dedicated to parking.

Snow King Resort Master Plan - Parking Elements

Summer Weekday

	Shared Guest Parking Spaces	Shared Employee Parking Spaces	Total Shared Parking Spaces
6:00 AM	569	156	725
7:00 AM	551	156	707
8:00 AM	545	156	701
9:00 AM	550	140	691
10:00 AM	530	125	655
11:00 AM	523	125	648
12:00 PM	568	125	693
1:00 PM	566	125	691
2:00 PM	556	125	681
3:00 PM	503	140	644
4:00 PM	557	140	698
5:00 PM	642	140	782
6:00 PM	763	140	904
7:00 PM	807	125	932
8:00 PM	837	109	947
9:00 PM	810	109	920
10:00 PM	764	140	904
11:00 PM	630	156	786
12:00 AM	590	156	746
^a Max Shared Parking Space Demand =			947
^{a, b} Shared Parking Space Supply =			1415
^c Parking Surplus at Peak Hour =			468

Summer Weekend

	Shared Guest Parking Spaces	Shared Employee Parking Spaces	Total Shared Parking Spaces
6:00 AM	567	156	723
7:00 AM	448	156	604
8:00 AM	483	156	639
9:00 AM	474	140	615
10:00 AM	441	125	565
11:00 AM	439	125	564
12:00 PM	508	125	633
1:00 PM	553	125	678
2:00 PM	563	125	688
3:00 PM	545	140	686
4:00 PM	563	140	703
5:00 PM	615	140	756
6:00 PM	710	140	850
7:00 PM	782	125	906
8:00 PM	799	109	908
9:00 PM	776	109	886
10:00 PM	752	140	892
11:00 PM	656	156	812
12:00 AM	629	156	785
^a Max Shared Parking Space Demand =			908
^{a, b} Shared Parking Space Supply =			1415
^c Parking Surplus at Peak Hour =			507

^a Does not include condominium parking because of its low ability to function as shared parking

^b Shared parking supply from table P-1

^c Represents minimum parking surplus

**Summer Shared Parking Summary
Table P-2**

Snow King Resort Master Plan - Parking Elements

Winter Weekday

	Shared Guest Parking Spaces	Shared Employee Parking Spaces	Total Shared Parking Spaces
6:00 AM	371	156	527
7:00 AM	390	156	546
8:00 AM	403	156	559
9:00 AM	386	140	526
10:00 AM	339	125	464
11:00 AM	334	125	459
12:00 PM	396	125	520
1:00 PM	408	125	532
2:00 PM	360	125	484
3:00 PM	318	140	458
4:00 PM	387	140	527
5:00 PM	463	140	603
6:00 PM	575	125	700
7:00 PM	595	125	720
8:00 PM	595	109	704
9:00 PM	548	109	657
10:00 PM	484	140	624
11:00 PM	401	156	557
12:00 AM	372	156	528
^a Max Shared Parking Space Demand =			720
^{a, b, d} Shared Parking Space Supply =			1275
Parking Surplus at Peak Hour =			555

Winter Weekend

	Shared Guest Parking Spaces	Shared Employee Parking Spaces	Total Shared Parking Spaces
6:00 AM	344	156	500
7:00 AM	372	156	528
8:00 AM	385	156	541
9:00 AM	376	140	517
10:00 AM	330	125	455
11:00 AM	301	125	426
12:00 PM	406	125	531
1:00 PM	414	125	538
2:00 PM	391	125	516
3:00 PM	347	140	488
4:00 PM	385	140	526
5:00 PM	447	140	587
6:00 PM	551	140	692
7:00 PM	559	125	683
8:00 PM	579	109	688
9:00 PM	538	109	647
10:00 PM	503	140	644
11:00 PM	449	156	605
12:00 AM	426	156	582
^a Max Shared Parking Space Demand =			692
^{a, b, d} Shared Parking Space Supply =			1275
Parking Surplus at Peak Hour =			583

^a Does not include condominium parking because of its low ability to function as shared parking

^b Shared parking supply from table P-1

^c Represents minimum parking surplus

^d 82 summer spaces deducted from available parking supply

**Winter Shared Parking Summary
Table P-3**

Snow King Resort Master Plan – Parking

P.2 Shared Parking Design Process:

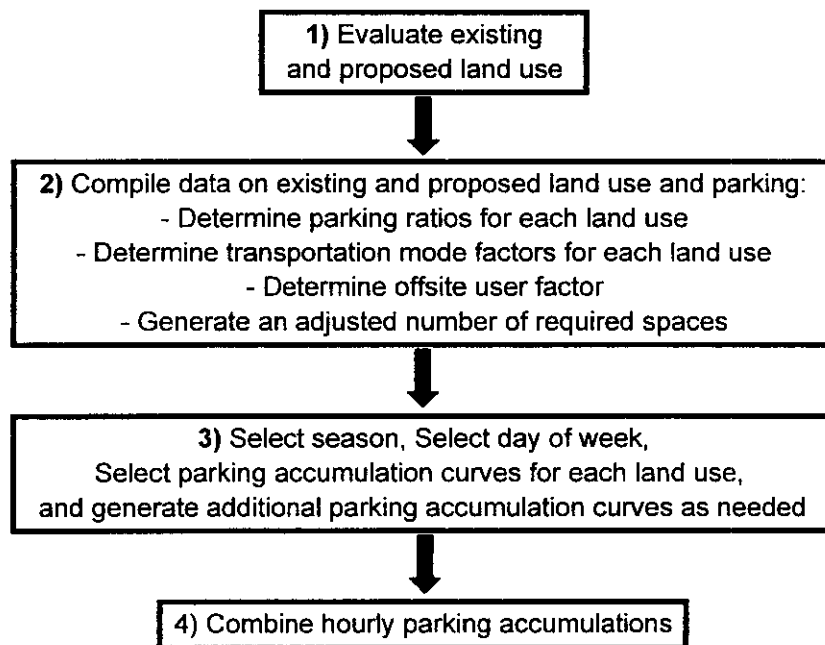
A shared parking model, developed by The Urban Land Institute (ULI), was used to determine the parking requirement for Snow King. Snow King is well suited for a shared parking model because of its multiple land uses with varied peak parking times. The proposed large, centralized parking facility also improves the efficiency of shared parking by creating a large number of spaces with high turnover. This will enable the motorist to find parking with minimal effort.

The shared parking model tracks the required parking for various land uses in order to optimize the number of spaces. Shared parking reduces the amount of parking required compared to the standard computational methods which determine parking based on isolated single land use. Shared parking can improve the accuracy of the parking estimates and improve the efficiency of parking facilities. The ULI shared parking model follows four distinct steps as shown in **Figure P-4**. A more detailed illustration of the shared parking methodology is shown in **Figure P-5**. The first step evaluates the existing and proposed land uses. Each use will have its own set of parking requirements that will affect the amount of parking.

The second step involves compiling data on the land uses and parking. During this step, parking ratios are determined (**Table P-6**, Column D) for each land use using the Town of Jackson standards as a guide. These ratios are then applied to the size or number of units (**Table P-6**, Column A) proposed for each use resulting in the required number of parking spaces (**Table P-6**, Columns E and K). Although this parking space number represents the minimum number of spaces required by the town, in effect, this number will represent the maximum. This is because a combined use parking lot allows multiple uses during a single trip which, in turn, allows the parking lot to function more efficiently.

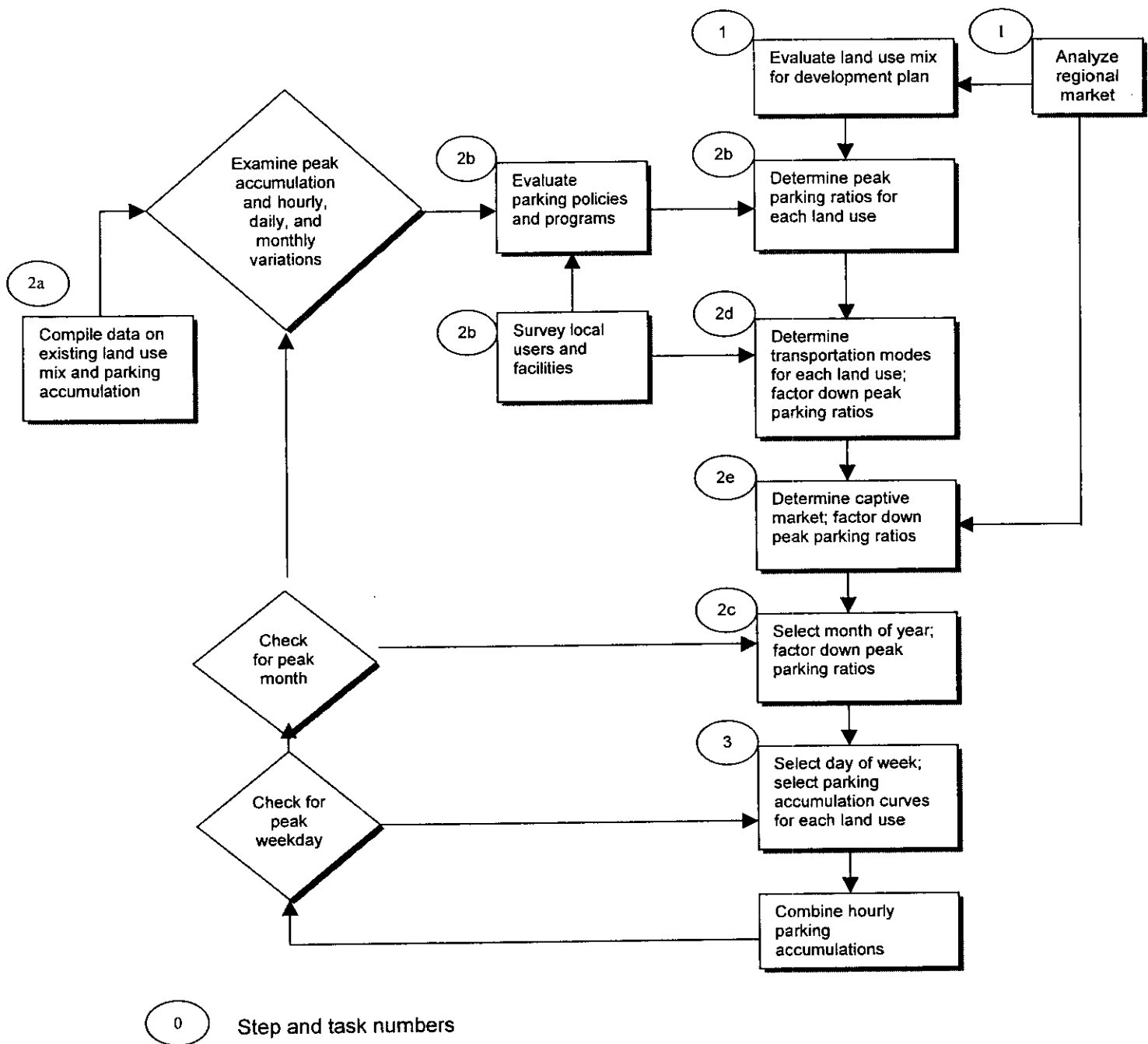
To more accurately predict the parking demand, the model needs to be adjusted to compensate for factors such as multiple use and businesses that are compatible with non-automobile use. This adjustment is made by using two factors, a "transportation mode factor" (TMF) and an "offsite user factor" (OUF). The TMF (**Table P-6**, Columns H & N) adjusts the required number of spaces to compensate for land uses that are compatible with non-auto use. The OUF (**Table P-6**, Columns I & O) adjusts the required number of parking spaces for combined uses within the area and prevents a automobile from being counted more than once for visits involving more than one land use. These factors are included in the calculations on **Table P-6**, which is discussed in **Appendix B**, and applied to the "Number of Spaces Required (Unadjusted)" already discussed. It is important to note that the "Adjusted Number of Spaces Required" (**Table P-6**, Columns J & P) does not yet represent any shared parking for varied hourly peaks. Thus, the "adjusted number of spaces required" is the parking required after adjusting for the mode of transportation used and if guests use more than one facility. The "adjusted number of spaces required" represents the peak parking which is a single value that cannot vary.

Snow King Resort Master Plan - Parking Elements



Shared Parking Design Process
Figure P-4

Snow King Resort Master Plan – Parking



Shared Parking Methodology
 (Source: Shared Parking, Urban Land Institute)
Figure P-5

Snow King Resort Master Plan – Parking Elements

	Units or SF	Required Town of Jackson Parking Ratio per unit (B)	Urban Land Institute Parking Ratio per unit (C)	Proposed Composite Parking Ratio per unit (D)	Summer										Winter																
					Max. Parking Spaces Required (Unadjusted) (E)	Parking Demand Eligible for Sharing (F)	Parking Demand Not Eligible for Sharing (G)	Transport Mode Factor ^a (H)	Offsite User Factor ^b (I)	Adjusted Number of Spaces Required (J)	Max. Parking Spaces Required (Unadjusted) (K)	Parking Demand Eligible for Sharing (L)	Parking Demand Not Eligible for Sharing (M)	Transport Mode Factor ^a (N)	Offsite User Factor ^b (O)	Adjusted Number of Spaces Required (P)															
Condominiums:	(A)																														
Existing / Approved ¹	103	1.5	2.5	2.0	206	0	206	0.80	1.00	0	206	0	0.80	1.00	0	206	0	206	0.80	1.00	0	0.50	1.00	102	0.50	1.00	102	0.50	1.00	102	
Love (3 bedroom) ¹	53	1.5	2.5	2.0	106	0	106	0.80	1.00	0	106	0	0.80	1.00	0	106	0	106	0.80	1.00	0	0.50	1.00	51	0.50	1.00	51	0.50	1.00	51	
Hotel Guest Rooms																															
Existing	204	0.75	1.25	1.00	204	204	0	0.60	1.00	122	204	0	0.60	1.00	122	204	0	204	0.60	1.00	102	0.50	1.00	102	0.50	1.00	102	0.50	1.00	102	
New	714	0.75	1.25	1.00	714	714	0	0.60	1.00	428	714	0	0.60	1.00	428	714	0	714	0.60	1.00	357	0.50	1.00	357	0.50	1.00	357	0.50	1.00	357	
Subtotal Guest Units:	1074																														
Conference (SF) (1/150)	76000	0.00687	0.5 ^d	0.00687	507	507	0	1.00	0.50	253	507	0	1.00	0.50	253	507	0	507	1.00	0.50	253	1.00	0.50	253	1.00	0.50	253	1.00	0.50	253	
Theaters (Seats)	480	0.33	0.30	0.33	152	152	0	0.95	0.90	130	152	0	0.95	0.90	130	152	0	152	1.00	0.90	137	1.00	0.90	137	1.00	0.90	137	1.00	0.90	137	
Resort Amenities:																															
Miniature Golf (Holes)	18	n/a	n/a	n/a	13	13	0	1.00	0.70	9	0	0	n/a	n/a	0	0	0	0	n/a	n/a	0	n/a	n/a	0	n/a	n/a	0	n/a	n/a	0	
Horseshoe Rides (Horses)	20	0.25	n/a	0.25	5	5	0	1.00	0.80	4	0	0	n/a	n/a	0	0	0	0	n/a	n/a	0	n/a	n/a	0	n/a	n/a	0	n/a	n/a	0	
Alpine Slide (person/hr)	143	n/a	n/a	0.33	47	47	0	1.00	0.70	33	0	0	1.00	0.70	33	0	0	0	1.00	0.70	33	1.00	0.70	33	1.00	0.70	33	1.00	0.70	33	
Restaurant (Seats)	850	0.33	10 ^a	0.33	281	281	0	0.90	0.20	50	281	0	0.90	0.20	50	281	0	281	0.90	0.20	56	1.00	0.20	56	1.00	0.20	56	1.00	0.20	56	
Lounge/Bar (Seats)	250	0.5	10 ^a	0.5	125	125	0	0.90	0.40	45	125	0	0.90	0.40	45	125	0	125	1.00	0.40	50	1.00	0.40	50	1.00	0.40	50	1.00	0.40	50	
Commercial (SF) (1/250)	67200	0.002	4 ^a	0.004	269	269	0	0.90	0.50	121	269	0	0.90	0.50	121	269	0	269	1.00	0.50	134	1.00	0.50	134	1.00	0.50	134	1.00	0.50	134	
Health Club		n/a ^b	n/a	100	100	100	0	1.00	0.90	90	100	0	1.00	0.90	90	100	0	100	1.00	0.90	90	1.00	0.90	90	1.00	0.90	90	1.00	0.90	90	
Employees (1.0/#rooms)	1074	n/a	n/a																												
With Housing on Site ^c	204	1.0	1.0	1.0	204	156	48	1.00	1.00	156	196	148	48	1.00	1.00	156	196	148	48	1.00	1.00	156	1.00	1.00	156	1.00	1.00	156	1.00	1.00	156
Snow King Ski Area		n/a ^a	n/a	130	0	0	0	1.00	1.00		130	130	0	1.00	1.00		130	130	0	1.00	1.00	130	1.00	1.00	130	1.00	1.00	130	1.00	1.00	130
TOTALS:		n/a ¹	n/a ¹	n/a ¹	2932	2572	360	n/a	n/a	1442	2989	2629	360	n/a	n/a	1465															

- ^a Transportation Mode Factor = % of people driving
^b Offsite User Factor = % of users from offsite (not staying at the resort)
^c During winter 8 dedicated employee spaces will not be available
^d Refers to parking spaces per seat/person
^e Parking spaces per 1,000 sf
^f Parking ratio represents 2 units, assuming condos can be split into 2 separate rental units
^g Ski area parking ratio is broken down between employees, hotel rooms, and skiers
^h Health club parking ratio is based on workout machines, saunas, and square footage of other area
¹ See Table P-10 for parking totals using different parking ratios

Snow King Resort - Required Parking Spaces
Table P-6

Snow King Resort Master Plan – Parking

The third step requires the determination of parking accumulation curves for each land use, which are shown and discussed in Appendix A. These curves are a function of how busy a given facility is each hour. The values for the curve indicate parking needs during the day and when a facility needs the most parking. With these curves, it is possible to see how a land use impacts the parking demand at each hour throughout the day. These curves can be used to represent seasonal use, daily use, or monthly use. In this study, weekday versus weekend use and summer versus winter use were examined. For convenience, summer and winter parking accumulation curve data has been compiled in **Table P-7**. The goal of using these curves is to maximize parking efficiency by locating a decline in parking by one land use and allowing the resulting excess parking to be utilized by a different use.

The fourth step uses static peak parking requirements from **Table P-6** with parking accumulation percentages from **Table P-7** to produce the adjusted shared peak parking for summer and winter shown in **Table P-8** and **Table P-9** respectively. These values are the parking spaces required for each land use at each hour of the day. In this fourth step, every hour is examined to determine how many cars will need to be parked for each use based on the parking accumulation curves. Tracking the variation of parking peaks as seen in the accumulation curves, allows for improved parking efficiency by allowing shared use. By generating parking demands for each hour of the day, the peak parking hour and demand are identified. A chart of the shared parking demands is provided with **Graphs 1, 2, 3, & 4**. These charts indicate how shared parking can utilize the peaks and valleys in hourly demand to improve parking efficiency.

When the four steps of the design process are complete comparisons can be made between the proposed parking and the required parking. **Table P-10** summarizes the required at various steps along the design process. The number of the spaces required with and without credit for the TMF and OUF is included in this table as well as the parking requirement with shared parking. These comparisons are made for both the town and the composite parking requirements during the summer and winter season. The required amount of shared parking shows a significant reduction from the unadjusted numbers. The composite requirement, which is slightly higher than the town requirement, would require a maximum of 2,989 winter spaces if numbers were based on separate individual land use. After modeling the hourly shared parking demands, it was calculated that 947 parking spaces would be required for the summer weekday shared parking peak demand. Peak shared parking demands and the corresponding surplus of spaces are shown on **Tables P-2 and P-3**.

[illegible]

WINTER	WEEKDAY										WEEKEND												
	Hotel	Conference & Meeting	Theater	SK Area & Other	Resort Activities	Restaurant /Lounge	Retail & Commercial	Health Club	Office	Employees Office/Housing	Employees Office/Housing	Hotel	Conference & Meeting	Theater	SK Area & Other	Resort Activities	Restaurant /Lounge	Retail & Commercial	Health Club	Office	Employees Office/Housing	Employees Office/Housing	
6:00 AM	75%	0%	0%	0%	0%	50%	5%	35%	20%	30%	100%	75%	0%	0%	0%	0%	50%	5%	15%	0%	0%	25%	100%
7:00 AM	85%	0%	0%	10%	0%	85%	10%	35%	20%	45%	100%	60%	0%	0%	0%	0%	85%	16%	30%	0%	0%	80%	100%
8:00 AM	90%	15%	0%	10%	0%	90%	10%	35%	82%	65%	100%	50%	10%	0%	0%	15%	90%	30%	12%	0%	70%	100%	
9:00 AM	95%	25%	0%	10%	10%	95%	35%	30%	100%	80%	100%	40%	15%	0%	0%	30%	90%	50%	30%	15%	70%	80%	
10:00 AM	98%	35%	0%	40%	0%	20%	45%	40%	100%	100%	100%	35%	20%	0%	65%	50%	80%	65%	30%	18%	70%	80%	
11:00 AM	98%	40%	0%	70%	0%	55%	60%	80%	88%	100%	100%	25%	20%	35%	85%	90%	75%	73%	40%	13%	70%	80%	
12:00 PM	95%	40%	0%	50%	0%	60%	55%	80%	91%	100%	100%	25%	20%	35%	85%	70%	75%	40%	13%	70%	80%		
1:00 PM	95%	35%	10%	70%	0%	50%	50%	40%	87%	100%	100%	25%	20%	35%	70%	90%	73%	40%	13%	70%	80%		
2:00 PM	95%	35%	10%	70%	0%	50%	50%	40%	87%	100%	100%	25%	20%	35%	70%	90%	73%	40%	13%	70%	80%		
3:00 PM	95%	35%	10%	70%	0%	50%	50%	40%	87%	100%	100%	25%	20%	35%	70%	90%	73%	40%	13%	70%	80%		
4:00 PM	95%	15%	45%	50%	80%	30%	45%	30%	93%	85%	100%	35%	15%	30%	60%	100%	20%	73%	20%	8%	70%	80%	
5:00 PM	95%	15%	45%	50%	80%	30%	45%	30%	93%	85%	100%	35%	15%	30%	60%	100%	20%	73%	20%	8%	70%	80%	
6:00 PM	95%	20%	50%	50%	80%	30%	45%	30%	93%	85%	100%	35%	15%	30%	60%	100%	20%	73%	20%	8%	70%	80%	
7:00 PM	95%	20%	50%	50%	80%	30%	45%	30%	93%	85%	100%	35%	15%	30%	60%	100%	20%	73%	20%	8%	70%	80%	
8:00 PM	95%	20%	50%	50%	80%	30%	45%	30%	93%	85%	100%	35%	15%	30%	60%	100%	20%	73%	20%	8%	70%	80%	
9:00 PM	95%	15%	60%	40%	0%	50%	35%	100%	75%	70%	100%	35%	10%	80%	40%	65%	50%	65%	30%	0%	65%	70%	
10:00 PM	75%	10%	30%	0%	0%	35%	30%	10%	5%	30%	100%	75%	5%	80%	30%	0%	35%	43%	0%	0%	15%	80%	
11:00 PM	75%	0%	30%	5%	0%	20%	15%	20%	0%	15%	100%	75%	0%	70%	10%	0%	20%	0%	0%	0%	10%	100%	
12:00 AM	75%	0%	20%	0%	0%	15%	0%	0%	0%	15%	100%	75%	0%	85%	0%	0%	0%	0%	0%	0%	10%	100%	

Table P-7

Summer Weekday	Condominiums		Hotel Guest Rooms		Lodging Subs Totals	Conferences, Meetings, & Groups	Motor Vehicle & Other		Recreation Activities		Activity Sub Totals	Resort Amenities		Amusement		Total of Guest Spaces	Employ with Onsite Housing	Total	
	Existing/ Approved	Proposed	Existing	New			Site Area	Motor Vehicle	Recreation Activities	Amusement		Restaurant	Bar	Retail & Commercial	Health Club	Amusement Sub Totals		Shared Spaces	Non Shared Spaces Req.
	n/a	n/a	122	428	551	253	0	9	4	33	46	50	45	121	90	256	1268	n/a	1442
Peak Parking	n/a	n/a	122	428	551	253	130	0	0	0	0	0	0	0	0	0	590	156	746
6:00 AM	n/a	n/a	122	428	551	0	0	0	0	0	0	0	0	0	18	18	569	156	725
7:00 AM	n/a	n/a	106	373	479	0	0	0	0	0	0	23	23	6	18	47	551	156	707
8:00 AM	n/a	n/a	81	283	364	63	0	0	0	0	0	43	36	19	18	18	546	156	701
9:00 AM	n/a	n/a	67	236	303	114	0	0	0	0	5	40	36	36	14	88	530	140	691
10:00 AM	n/a	n/a	56	183	239	152	0	0	0	0	28	18	16	60	9	65	533	125	658
11:00 AM	n/a	n/a	43	150	193	177	0	0	0	0	26	13	10	79	16	106	568	125	693
12:00 PM	n/a	n/a	37	129	166	203	0	0	0	0	21	20	25	87	21	140	588	125	713
1:00 PM	n/a	n/a	37	129	166	203	0	0	0	0	21	20	25	87	21	140	588	125	713
2:00 PM	n/a	n/a	43	150	193	177	0	0	0	0	26	13	10	79	16	106	568	125	693
3:00 PM	n/a	n/a	43	150	193	177	0	0	0	0	26	13	10	79	16	106	568	125	693
4:00 PM	n/a	n/a	55	193	248	178	0	0	0	0	28	13	10	79	16	106	568	125	693
5:00 PM	n/a	n/a	73	257	330	101	0	0	0	0	37	25	23	14	48	150	642	140	782
6:00 PM	n/a	n/a	86	300	386	101	0	0	0	0	41	25	23	14	48	150	642	140	782
7:00 PM	n/a	n/a	92	321	413	101	0	0	0	0	46	25	23	14	48	150	642	140	782
8:00 PM	n/a	n/a	110	366	476	78	100	0	0	0	0	18	16	52	18	32	837	108	945
9:00 PM	n/a	n/a	116	407	523	78	108	0	0	0	0	10	9	77	9	45	810	108	918
10:00 PM	n/a	n/a	122	428	551	51	108	0	0	0	0	8	7	0	0	7	780	108	892
11:00 PM	n/a	n/a	122	428	551	0	65	0	0	0	0	0	0	0	0	0	630	108	738
12:00 AM	n/a	n/a	122	428	551	0	39	0	0	0	0	0	0	0	0	0	590	108	698

Summer Weekend	Condominiums		Hotel Guest Rooms		Lodging Subs Totals	Conferences, Meetings, & Groups	Motor Vehicle & Other		Recreation Activities		Activity Sub Totals	Resort Amenities		Amusement		Total of Guest Spaces	Employ with Onsite Housing	Total	
	Existing/ Approved	Proposed	Existing	New			Site Area	Motor Vehicle	Recreation Activities	Amusement		Restaurant	Bar	Retail & Commercial	Health Club	Amusement Sub Totals		Shared Spaces	Non Shared Spaces Req.
	n/a	n/a	122	428	551	253	130	0	4	33	46	50	45	121	90	256	1268	156	1442
Peak Parking	n/a	n/a	122	428	551	253	130	0	4	33	46	50	45	121	90	256	1268	156	1442
6:00 AM	n/a	n/a	110	366	476	0	71	0	0	0	0	25	23	0	0	38	567	156	723
7:00 AM	n/a	n/a	86	300	386	0	0	0	0	0	0	25	23	8	9	71	448	156	604
8:00 AM	n/a	n/a	73	257	330	36	0	0	0	0	0	43	36	19	14	88	443	156	597
9:00 AM	n/a	n/a	61	214	275	63	0	0	0	0	7	40	36	39	14	90	474	140	614
10:00 AM	n/a	n/a	48	171	220	76	0	0	0	0	26	18	16	60	14	101	441	125	566
11:00 AM	n/a	n/a	43	150	193	80	0	0	0	0	44	18	10	79	14	131	439	125	564
12:00 PM	n/a	n/a	37	129	166	101	0	0	0	0	30	25	23	88	18	136	508	125	633
1:00 PM	n/a	n/a	37	129	166	101	0	0	0	0	30	25	23	88	18	136	508	125	633
2:00 PM	n/a	n/a	43	150	193	88	0	0	0	0	41	25	23	88	14	110	563	125	688
3:00 PM	n/a	n/a	48	171	220	63	0	0	0	0	46	18	10	79	14	102	545	140	685
4:00 PM	n/a	n/a	55	193	248	78	0	0	0	0	48	13	10	79	14	106	563	140	703
5:00 PM	n/a	n/a	73	257	330	36	0	0	0	0	50	25	23	14	48	150	642	140	782
6:00 PM	n/a	n/a	86	300	386	38	0	0	0	0	50	25	23	14	48	150	642	140	782
7:00 PM	n/a	n/a	98	343	441	51	104	0	0	0	50	25	23	14	48	150	642	140	782
8:00 PM	n/a	n/a	110	366	476	78	100	0	0	0	0	18	16	52	18	32	837	108	945
9:00 PM	n/a	n/a	116	407	523	78	108	0	0	0	0	10	9	77	9	45	810	108	918
10:00 PM	n/a	n/a	122	428	551	51	108	0	0	0	0	8	7	0	0	7	780	108	892
11:00 PM	n/a	n/a	122	428	551	0	65	0	0	0	0	0	0	0	0	0	630	108	738
12:00 AM	n/a	n/a	122	428	551	0	39	0	0	0	0	0	0	0	0	0	590	108	698

Summer Adjusted & Shared
Hourly Peak Parking

Table P-8

Winter Weekday																								
Condominiums		Hotel/Guest Rooms		Loading		Convention		Movie Theater		Ski/Resort & Other		Recent Activities		Agency		Recent Amenities		Amenities		Employees		Total		
Existing	Proposed	Existing	New	Totals	Conversion	Thru	Thru	Ski/Resort & Other	Measure	Golf	Hikes	Therapies	Slide	Totals	Restaurant	Bar	Road & Commercial	Health Club	Sub-Space	Total of Guest Spaces	On-Chain Housing	Shared Spaces	Max Adjacent Non-Shared Space Req'd	
Peak Parking																								
Winter Weekday	Approved	Proposed	Existing	New	Totals	Conversion	Thru	Ski/Resort & Other	Measure <td>Golf</td> <td>Hikes</td> <td>Therapies</td> <td>Slide</td> <td>Totals</td> <td>Restaurant</td> <td>Bar</td> <td>Road & Commercial</td> <td>Health Club</td> <td>Sub-Space</td> <td>Total of Guest Spaces</td> <td>On-Chain Housing</td> <td>Shared Spaces</td> <td>Max Adjacent Non-Shared Space Req'd</td>	Golf	Hikes	Therapies	Slide	Totals	Restaurant	Bar	Road & Commercial	Health Club	Sub-Space	Total of Guest Spaces	On-Chain Housing	Shared Spaces	Max Adjacent Non-Shared Space Req'd	
6:00 AM	N/A	N/A	77	268	344	0	0	0	0	0	0	0	0	0	0	25	7	27	63	57	371	156	527	1465
7:00 AM	N/A	N/A	66	232	298	0	0	0	0	0	0	0	0	0	28	25	53	32	67	350	156	546	1465	
8:00 AM	N/A	N/A	51	179	230	30	13	0	0	0	0	0	0	0	43	43	13	32	94	403	156	539	1465	
9:00 AM	N/A	N/A	41	143	184	63	0	0	0	0	0	0	0	0	45	40	27	27	83	386	140	526	1465	
10:00 AM	N/A	N/A	36	125	161	76	0	0	0	0	0	0	0	0	20	18	47	18	106	339	125	464	1465	
11:00 AM	N/A	N/A	28	89	115	101	0	0	0	0	0	0	0	0	11	10	60	36	149	334	125	459	1465	
12:00 PM	N/A	N/A	28	89	115	101	0	0	0	0	0	0	0	0	31	28	67	54	165	336	125	460	1465	
1:00 PM	N/A	N/A	25	89	115	101	0	0	0	0	0	0	0	0	34	30	74	54	126	358	125	532	1465	
2:00 PM	N/A	N/A	28	89	115	101	0	0	0	0	0	0	0	0	28	25	67	36	109	390	125	484	1465	
3:00 PM	N/A	N/A	36	125	161	63	0	0	0	0	0	0	0	0	17	15	67	27	115	318	140	458	1465	
4:00 PM	N/A	N/A	36	125	161	63	0	0	0	0	0	0	0	0	11	11	60	32	143	287	140	427	1465	
5:00 PM	N/A	N/A	46	161	207	31	0	0	0	0	0	0	0	0	11	13	52	30	57	312	140	452	1465	
6:00 PM	N/A	N/A	56	196	252	0	0	0	0	0	0	0	0	0	28	25	60	60	182	372	125	700	1465	
7:00 PM	N/A	N/A	56	196	252	0	0	0	0	0	0	0	0	0	28	25	60	60	146	596	109	720	1465	
8:00 PM	N/A	N/A	66	232	298	51	0	0	0	0	0	0	0	0	0	0	28	50	63	84	596	125	704	1465
9:00 PM	N/A	N/A	71	250	321	38	0	0	0	0	0	0	0	0	0	0	0	40	36	48	548	109	657	1465
10:00 PM	N/A	N/A	77	268	344	25	0	0	0	0	0	0	0	0	0	11	10	20	18	0	484	140	624	1465
11:00 PM	N/A	N/A	77	268	344	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	401	156	557	1465
12:00 AM	N/A	N/A	77	268	344	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	372	156	528	1465

Winter Weekend

Winter Weekend Peak Booking	Construction		Hotel Guest Rooms		Lodging		Movie		Six Line		Recent Activities		Activity		Resort Amenities		Amenities		Total of		Employees		Total	
	Estimator Approved	Proposed	Existing	New	Totals	Conversion	Thriller	& Other	Miniature Golf	Pool	Spa	Alpine Skiing	Totals	Resort Restaurant	Bar	Recreation Center	Health Club	Tram Ride	Guest Satisfaction	Hours Per Week	On-Call Staff	Standard Staff	Non-Adaptive Staff	
6:00 AM	N/A	N/A	77	266	344	0	0	0	0	0	0	0	0	0	0	0	0	0	344	44	156	500	1465	
7:00 AM	N/A	N/A	66	232	298	0	0	0	0	0	0	0	0	28	25	7	14	82	317	156	528	1465		
8:00 AM	N/A	N/A	51	179	230	25	0	0	0	0	0	0	0	48	43	2	18	110	395	156	541	1465		
9:00 AM	N/A	N/A	41	143	184	36	0	0	39	0	0	0	0	45	40	43	17	112	376	156	517	1465		
10:00 AM	N/A	N/A	35	125	161	36	0	0	0	0	0	0	0	40	18	87	27	124	330	125	465	1465		
11:00 AM	N/A	N/A	26	89	115	51	0	0	65	0	0	0	0	11	10	87	27	162	301	125	426	1465		
12:00 PM	N/A	N/A	26	89	115	51	0	0	0	0	0	0	0	31	28	98	36	187	408	125	531	1465		
1:00 PM	N/A	N/A	26	89	115	51	0	0	0	0	0	0	0	34	30	101	36	162	414	125	539	1465		
2:00 PM	N/A	N/A	28	89	115	51	0	0	0	0	0	0	0	29	25	98	27	130	391	125	516	1465		
3:00 PM	N/A	N/A	36	89	115	38	0	0	0	0	0	0	0	17	15	89	37	18	347	140	408	1465		
4:00 PM	N/A	N/A	36	125	161	13	0	0	0	0	0	0	0	11	10	89	27	126	358	140	568	1465		
5:00 PM	N/A	N/A	46	161	207	13	0	0	52	0	0	0	0	14	13	81	38	143	447	140	567	1465		
6:00 PM	N/A	N/A	59	196	252	25	0	0	72	0	0	0	0	28	25	82	25	145	551	140	602	1465		
7:00 PM	N/A	N/A	56	156	212	25	0	0	109	52	0	0	0	28	25	91	27	130	529	125	602	1465		
8:00 PM	N/A	N/A	66	252	318	13	0	0	39	39	0	0	0	20	16	58	0	40	528	109	847	1465		
9:00 PM	N/A	N/A	71	250	321	13	0	0	86	13	0	0	0	11	10	64	0	6	503	140	844	1465		
10:00 PM	N/A	N/A	77	256	344	0	0	0	89	0	0	0	0	8	8	0	0	0	449	156	805	1465		
11:00 PM	N/A	N/A	77	269	344	0	0	0	89	0	0	0	0	8	8	0	0	0	426	156	802	1465		
12:00 AM	N/A	N/A	77	269	344	0	0	0	89	0	0	0	0	8	8	0	0	0	426	156	802	1465		

**Winter Adjusted & Shared
Hourly Peak Parking**

Winner Weekday	Condominiums		Hotel Guest Rooms		Lodging Totals	Mobile		Recreation Activities					Activity Totals	Resort Amenities				Amenities		Total of Guest Spaces	Employees w/ Onsite Housing	Total Shared Spaces Req	Max Adjusted Non Shared Spaces Req
	Existing	Proposed	Existing	New		Theater	Ski Area & Other	Miniature Golf	Horseshoe	Rides	Alpine Skis	Bar		Retail & Commercial	Health Club								
	Approved	Approved	Existing	New		Totals	137	130	0	0	0	0	130	56	50	134	90	274	1309	156	n/a		
Peak Parking		n/a	102	35/	459	253	137	130	0	0	0	0	0	130	56 <td>50<td>134<td>90<td>274<td>1309<td>156<td>n/a</td></td></td></td></td></td></td>	50 <td>134<td>90<td>274<td>1309<td>156<td>n/a</td></td></td></td></td></td>	134 <td>90<td>274<td>1309<td>156<td>n/a</td></td></td></td></td>	90 <td>274<td>1309<td>156<td>n/a</td></td></td></td>	274 <td>1309<td>156<td>n/a</td></td></td>	1309 <td>156<td>n/a</td></td>	156 <td>n/a</td>	n/a	
6:00 AM	n/a	n/a	77	268	344	0	0	0	0	0	0	0	0	0	28	25	7	27	63	371	156	527	1465
7:00 AM	n/a	n/a	66	232	298	0	0	0	0	0	0	0	0	0	28	43	13	32	87	350	156	546	1465
8:00 AM	n/a	n/a	51	179	230	38	0	13	0	0	0	0	0	0	46	48	27	27	84	403	156	559	1465
9:00 AM	n/a	n/a	41	143	184	63	0	0	0	0	0	0	0	0	46	40	27	27	83	386	140	526	1465
10:00 AM	n/a	n/a	36	125	161	78	0	0	0	0	0	0	0	0	20	18	16	18	108	339	125	484	1465
11:00 AM	n/a	n/a	28	89	115	101	0	0	0	0	0	0	0	0	11	10	40	38	149	334	125	458	1465
12:00 PM	n/a	n/a	26	89	115	101	0	0	0	0	0	0	0	0	31	20	67	54	159	396	125	458	1465
1:00 PM	n/a	n/a	26	89	115	101	0	0	0	0	0	0	0	0	31	20	67	54	159	396	125	458	1465
2:00 PM	n/a	n/a	26	89	115	89	0	0	0	0	0	0	0	0	28	26	67	38	109	390	125	484	1465
3:00 PM	n/a	n/a	26	89	115	89	0	0	0	0	0	0	0	0	17	15	67	27	115	318	140	458	1465
4:00 PM	n/a	n/a	38	125	161	38	61	65	0	0	0	0	0	0	11	10	60	46	143	347	140	527	1465
5:00 PM	n/a	n/a	46	161	207	38	61	65	0	0	0	0	0	0	14	13	54	77	175	463	140	603	1465
6:00 PM	n/a	n/a	56	196	252	51	66	65	0	0	0	0	0	0	28	25	60	90	182	575	125	700	1465
7:00 PM	n/a	n/a	56	196	252	51	66	65	0	0	0	0	0	0	28	25	67	80	146	595	109	720	1465
8:00 PM	n/a	n/a	66	232	298	38	82	52	0	0	0	0	0	0	28	25	60	90	182	595	109	704	1465
9:00 PM	n/a	n/a	71	250	321	38	75	28	0	0	0	0	0	0	20	15	40	36	48	546	109	657	1465
10:00 PM	n/a	n/a	77	268	344	25	55	7	0	0	0	0	0	0	11	10	20	16	8	484	140	624	1465
11:00 PM	n/a	n/a	77	268	344	0	41	0	0	0	0	0	0	0	8	8	0	0	0	401	156	557	1465
12:00 AM	n/a	n/a	77	268	344	0	27	0	0	0	0	0	0	0	0	0	0	0	0	372	156	528	1465

Winter Weekday

Winter Weekend	Condominiums		Hotel Guest Rooms		Lodging Totals	Convention		Mobile		Winter Activities					Activity Totals	Restaurant	Resort Amenities			Amenities		Total of Guest Spaces	Employees w/ Onsite Housing	Total Shared Spaces	Max Adjusted Non Shared Spaces Req
	Existing	Proposed	Existing	New		Tents	Trailers & Other	Ski Area	Ski Lifts	Horseshoe	Rides	Alpine Slides	Bar	Retail & Commercial			Health Club	Sub	Sub						
	Approved	Approved						137	130	0	0	0	0	130	56	50	134	80	274	1309	156	500	1465		
Peak Parking	n/a	n/a	102	357	459	253																			
6:00 AM	n/a	n/a	77	268	344	0	0	0	0	0	0	0	0	0	26	25	7	14	45	344	156	528	1465		
7:00 AM	n/a	n/a	66	232	298	25	0	0	0	0	0	0	0	0	48	43	22	18	110	372	156	547	1465		
8:00 AM	n/a	n/a	51	179	230	38	0	0	0	0	0	0	0	0	46	43	22	18	112	376	140	517	1465		
9:00 AM	n/a	n/a	41	143	184	38	0	0	0	0	0	0	0	0	46	43	27	27	124	350	125	455	1465		
10:00 AM	n/a	n/a	36	125	161	38	0	0	0	0	0	0	0	0	20	18	67	27	162	301	125	426	1465		
11:00 AM	n/a	n/a	28	89	115	51	46	65	0	0	0	0	0	0	31	28	98	38	167	408	125	531	1465		
12:00 PM	n/a	n/a	26	89	115	51	46	65	0	0	0	0	0	0	31	28	98	38	167	408	125	531	1465		
1:00 PM	n/a	n/a	26	89	115	51	46	65	0	0	0	0	0	0	31	28	98	38	167	408	125	531	1465		
2:00 PM	n/a	n/a	26	89	115	51	46	65	0	0	0	0	0	0	31	28	98	38	167	408	125	531	1465		
3:00 PM	n/a	n/a	26	89	115	51	46	65	0	0	0	0	0	0	31	28	98	38	167	408	125	531	1465		
4:00 PM	n/a	n/a	26	89	115	51	46	65	0	0	0	0	0	0	31	28	98	38	167	408	125	531	1465		
5:00 PM	n/a	n/a	26	89	115	51	46	65	0	0	0	0	0	0	31	28	98	38	167	408	125	531	1465		
6:00 PM	n/a	n/a	26	89	115	51	46	65	0	0	0	0	0	0	31	28	98	38	167	408	125	531	1465		
7:00 PM	n/a	n/a	26	89	115	51	46	65	0	0	0	0	0	0	31	28	98	38	167	408	125	531	1465		
8:00 PM	n/a	n/a	26	89	115	51	46	65	0	0	0	0	0	0	31	28	98	38	167	408	125	531	1465		
9:00 PM	n/a	n/a	26	89	115	51	46	65	0	0	0	0	0	0	31	28	98	38	167	408	125	531	1465		
10:00 PM	n/a	n/a	26	89	115	51	46	65	0	0	0	0	0	0	31	28	98	38	167	408	125	531	1465		
11:00 PM	n/a	n/a	26	89	115	51	46	65	0	0	0	0	0	0	31	28	98	38	167	408	125	531	1465		
12:00 AM	n/a	n/a	26	89	115	51	46	65	0	0	0	0	0	0	31	28	98	38	167	408	125	531	1465		

Winter Weekend

Winter Adjusted & Shared Hourly Peak Parking Table P.9

Snow King Resort Master Plan - Parking Elements

Summer	Winter	
2256	2321	Town of Jackson Parking Requirement (Total Parking) ^a
n/a ^c	n/a ^c	Urban Land Institute Parking Requirement (Total Parking) ^a
2932	2989	Composite Parking Requirement (Total Parking) ^a
1292	1376	Town of Jackson Parking Requirement with Transportation Factor and Non-Resort User Factor ^b
n/a ^c	n/a ^c	Urban Land Institute with Transportation Factor and Non-Resort User Factor ^b
1442	1465	Estimated Composite Parking Required with Transportation Factor and Non-Resort User Factor ^b
947	720	Estimated Composite Parking Required with Transportation Factor and Non-Resort User Factor and shared parking
1415	1275	Proposed Shared Parking
1783	1643	Proposed Total Parking

^a Required parking numbers represent the parking required for each use separately with no credit given for combined trips or alternative transportation

^b Parking numbers represent the required parking based on parking ratios with credit given for combined trips and alternative transportation

^c Complete parking demands can not be computed since several land uses exist in Jackson which are not included in the ULI parking ratios

**Required Parking Summary
Table P-10**

Snow King Resort Master Plan – Parking Elements

Benefits of Shared Parking Discussion

Determining the proper amount of parking for new development requires balancing the needs of the business, the needs of the community, and the community parking standards. Businesses, of course, do not want to “under-park”. Under-parking frustrates customers, hurts business, and limits the flexibility of a development. Under-parking can also negatively impact surrounding residential areas because of “spill-over” during peak times. Over-parking generates other problems:

- Not counting land costs, surface parking costs the developer from \$2,500 to \$5,000 per space to construct.
- Structured parking can cost between \$10,000 and \$25,000 per space.
- Land used for parking is unavailable for other activities – including open space.
- Parking lots generate stormwater runoff that is laced with pollutants such as oil, radiator coolant, and asbestos from brake linings. The cost to the developer and the community to collect and dispose of this pollution is high. Oil separator stormwater units can cost between \$5,000 and \$50,000 depending on the volume of runoff.
- Over-parking encourages automobile use and discourages alternative transportation means such as transit, walking, and bicycling. This automobile use generates additional air pollution.
- Unnecessarily large parking areas are unfriendly, intimidating, and alienating. Pedestrians are forced to maneuver between destinations unless the lots include designated pedestrian facilities.

Blind adherence to national parking standards tends to encourage over-parking. A number of communities in the United States have begun revising their standards and the trend is toward reducing total parking spaces and developing alternative transportation. For example, metropolitan Portland and the State of Oregon are instituting new standards after determining that over-parking results in less efficient land usage and lower floor to area ratios. They have found that in areas where transit is provided and other non-auto modes are convenient, less parking can be provided and yet accessibility and mobility remain high – even for auto traffic. Shared parking helps reduce total parking demand. The key to shared parking is good transit, good pedestrian facilities, and different peak hours between adjacent uses. Minimizing impacts to surrounding neighborhoods can be challenging. Many communities form neighborhood parking districts in which stickers are required to park along residential streets. Successfully protecting adjacent neighborhoods requires increased parking enforcement as well as implementing the items necessary for a successful shared parking system.

Fregonese Calthorpe Associates, regional and urban planning specialists, recently completed a report for the Town of Jackson titled, “Redevelopment Opportunities & Parking Analysis”. This report proposes several changes to the Town of Jackson Parking Code and recommends, among other things, reducing the minimum parking requirements for commercial/office and lodging units. Shared parking allows for a net reduction in parking area while still providing adequate parking. **Table P-2** shows the Resort has the ability to provide 1415 shared spaces for a net surplus of 468 shared parking spaces during the peak hour of parking demand. This surplus represents one floor of the proposed structured parking lot in the KM6 area. As mentioned in Section C.4, providing additional parking at Snow King Resort to be used for downtown employee parking may be desirable for the community. In addition, this surplus parking could be used in the winter to provide an in-town transit parking lot for skiers heading to the Jackson Hole Mountain Resort in Teton Village. Snow King Resort looks forward to working with the Town of Jackson to develop effective transportation and parking solutions for the Resort and the community.

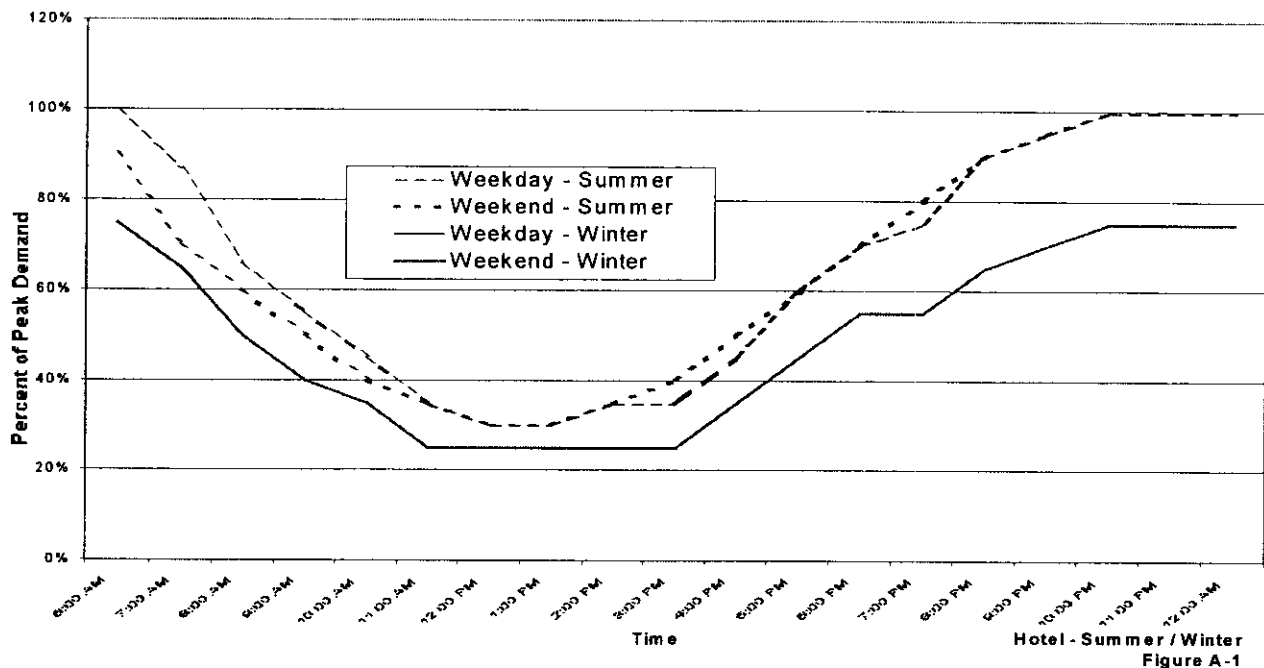
Snow King Resort Master Plan – Parking Elements

Appendix A Parking Accumulation Curves

Parking accumulation represents the percent of peak parking utilized and is a function of how busy a land use is. Parking accumulation curves are based on those available in the ULI Shared Parking handbook. Some curves were modified to more accurately reflect the Jackson community by considering factors such as the hours of operation and pattern of use. Parking accumulation curves were created for the conference facilities, entertainment activities, ski area, health club, and resort staffing since no values for these activities were available in the Urban Land Institute literature.

Hotel:

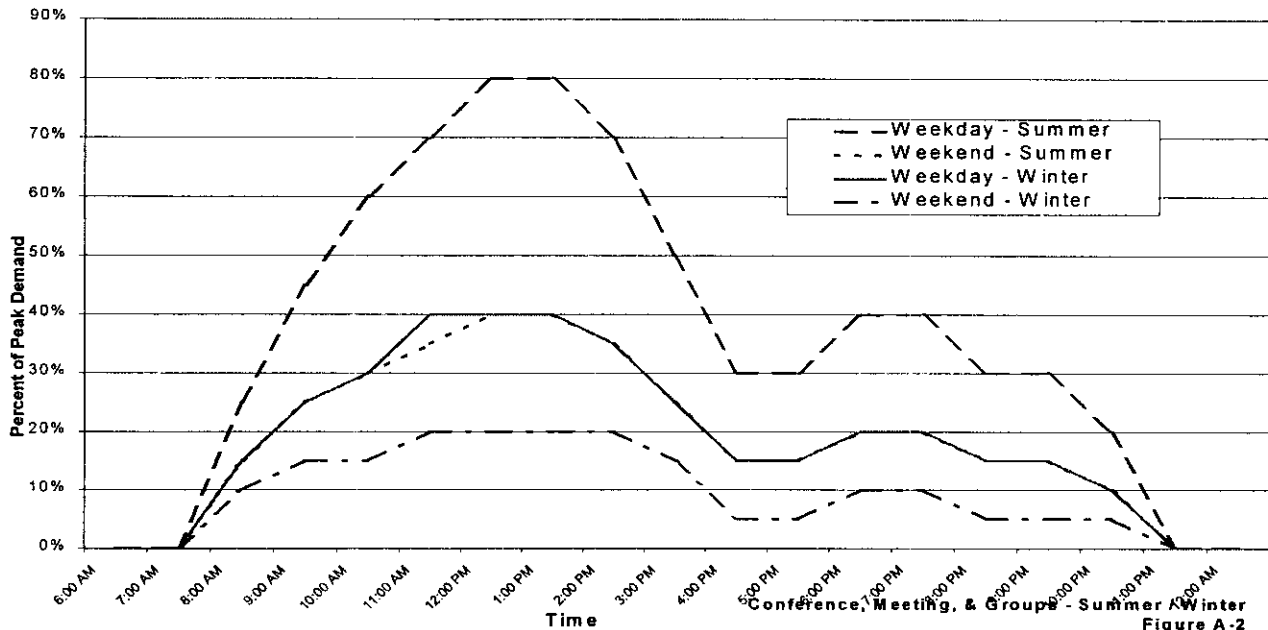
Parking accumulation for hotel guests is based on the Urban Land Institute parking accumulation curves. These curves represent the scenario that parking accumulation increases as guests check-in causing a peak in parking after guests have checked-in that remains high during the night until the morning when the accumulation drops due to guests leaving during the day. The summer parking accumulation was taken directly from ULI information. Based on past experience, the winter accumulation represents approximately 75% of the summer figures.



Snow King Resort Master Plan – Parking

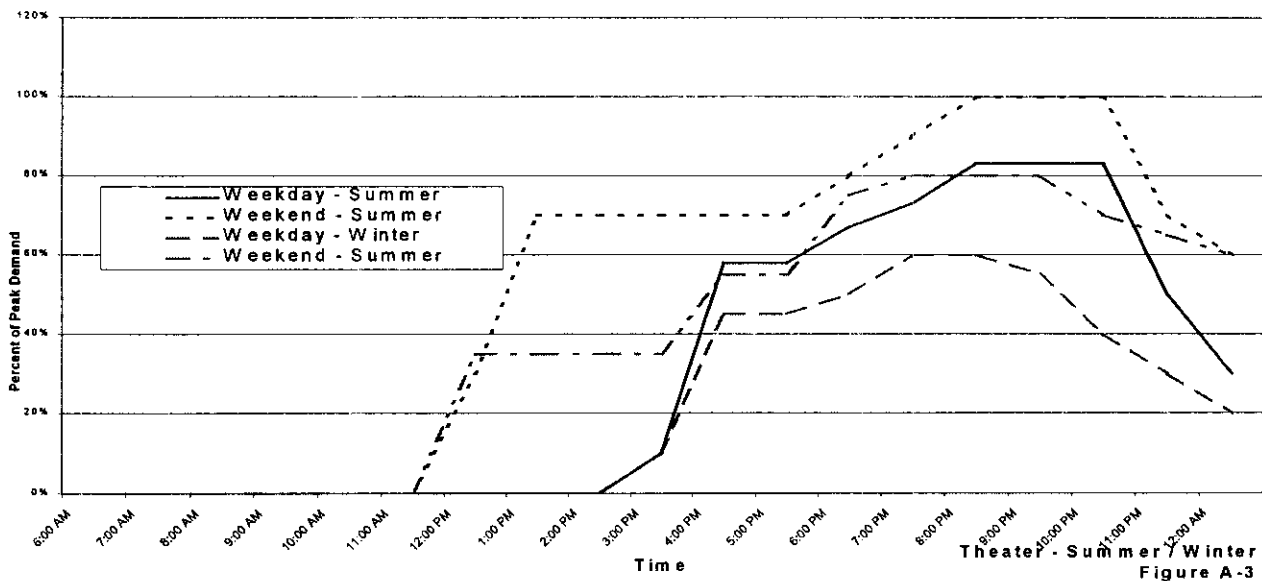
Conference, Meetings, & Groups:

No parking accumulation curves were available from the Urban Land Institute for hotel conference space. Parking accumulation curves were generated based on past and projected use. Summer weekday provided the heaviest use of the facilities peaking between 12:00 p.m. and 1:00 p.m. with an additional peak in the evening hours between 6:00 p.m. and 7:00 p.m. summer weekend use is approximately half of the weekday use. Winter use is approximately half of the summer use.



Theater:

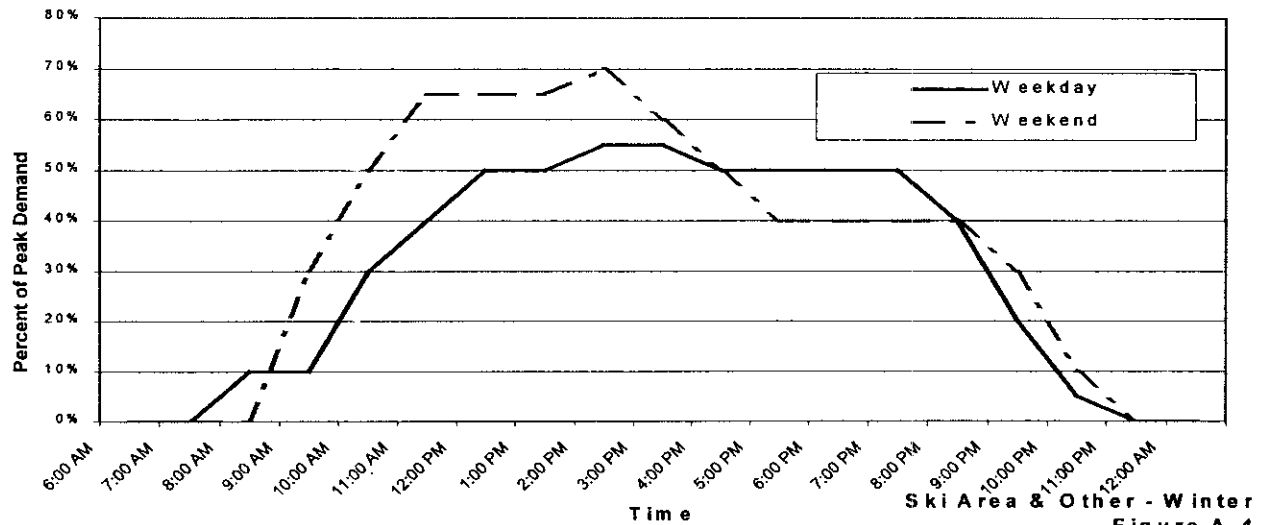
Parking accumulation curves come directly from the ULI recommendations. Summer months represent the busiest season because of the summer releases. Additionally, increased visitor traffic also increases demand on theater parking. Heaviest use occurs during the summer weekend evenings, with summer weekdays having slightly less use. Winter is represented with less use than the summer months.



Snow King Resort Master Plan – Parking

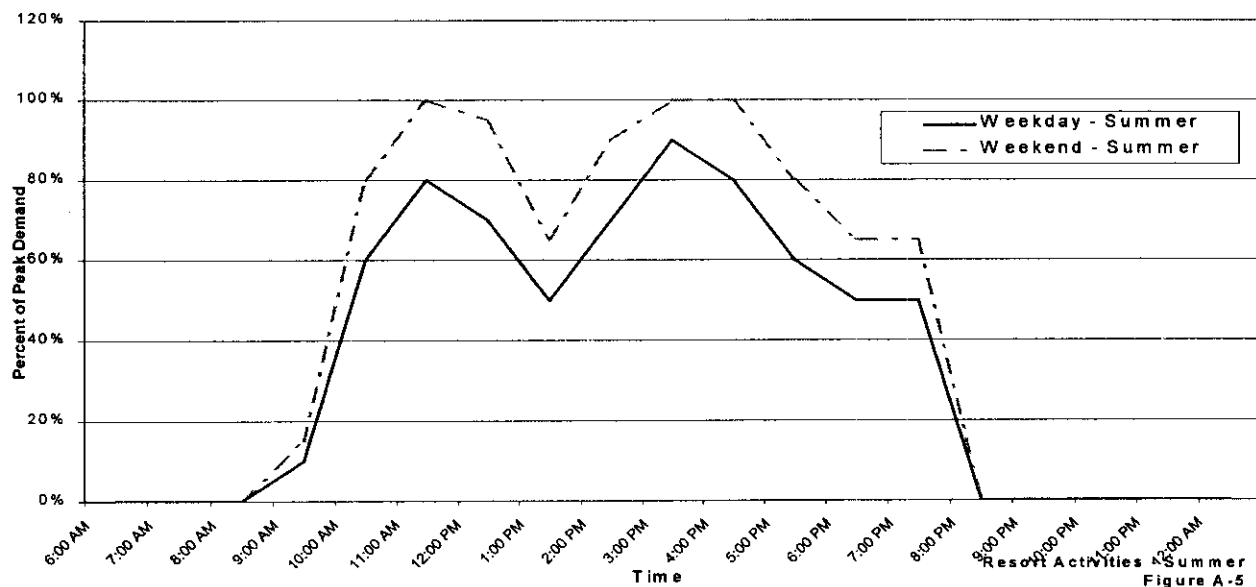
Ski Area & Other:

No parking accumulation curves were available from the ULI to represent demand on ski areas. Parking accumulation curves were generated based on experience with past use. Snow King typically sees two daily peaks corresponding to use during lunch as well as after school. The later peak generally continues into the evening hours. Weekends have a higher peak use with lower use in the evening.



Resort Activities:

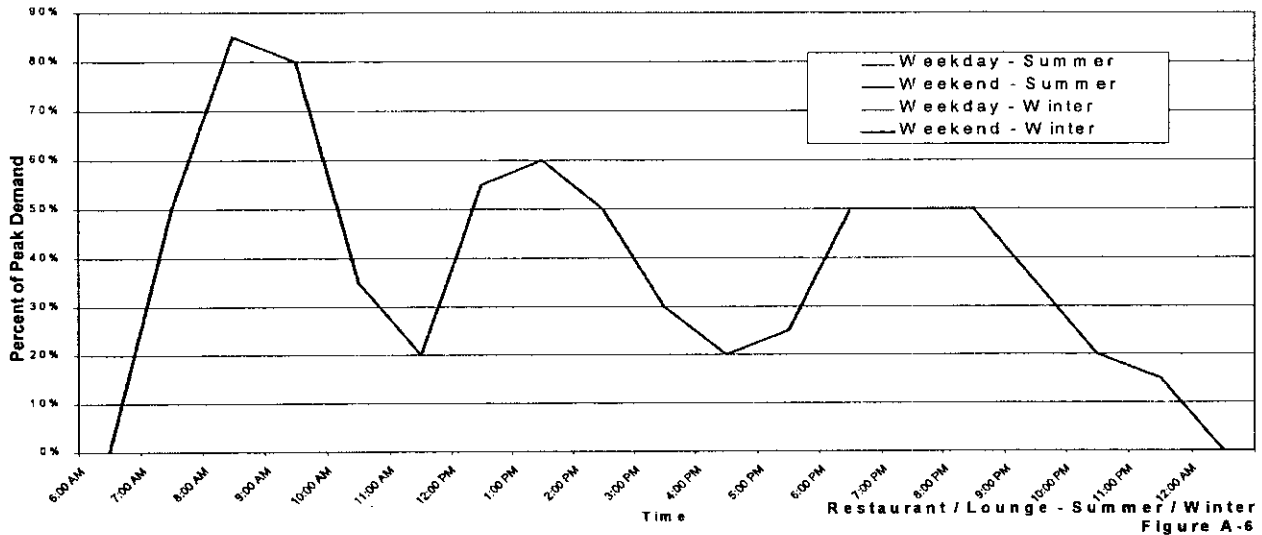
No parking accumulation curves were available from the ULI to represent demand on resort activities. Parking accumulation curves were generated based on experience with past use. The ski area typically sees two daily peaks corresponding to use before lunch as well as before dinner. Weekends have a higher use than weekdays.



Snow King Resort Master Plan – Parking

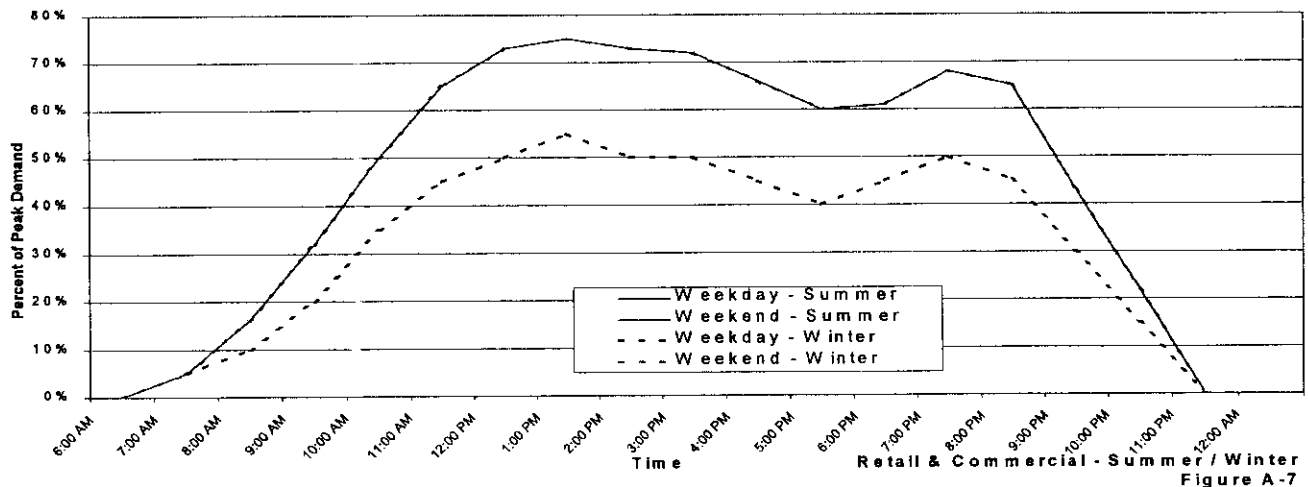
Restaurant & Lounge:

ULI hotel restaurant and lounge parking accumulation curves were consulted, however, the different hours of Snow King's restaurant and lounge required a new curve. The new parking accumulation curve was generated based on past experience and represented composite use of both the restaurant and the bar. The curve shows three peaks corresponding to meal times. Breakfast is the largest of the peaks followed by lunch and dinner. The dinner peak extends until approximately 9:00 p.m. to compensate for evening use of the bar.



Retail & Commercial:

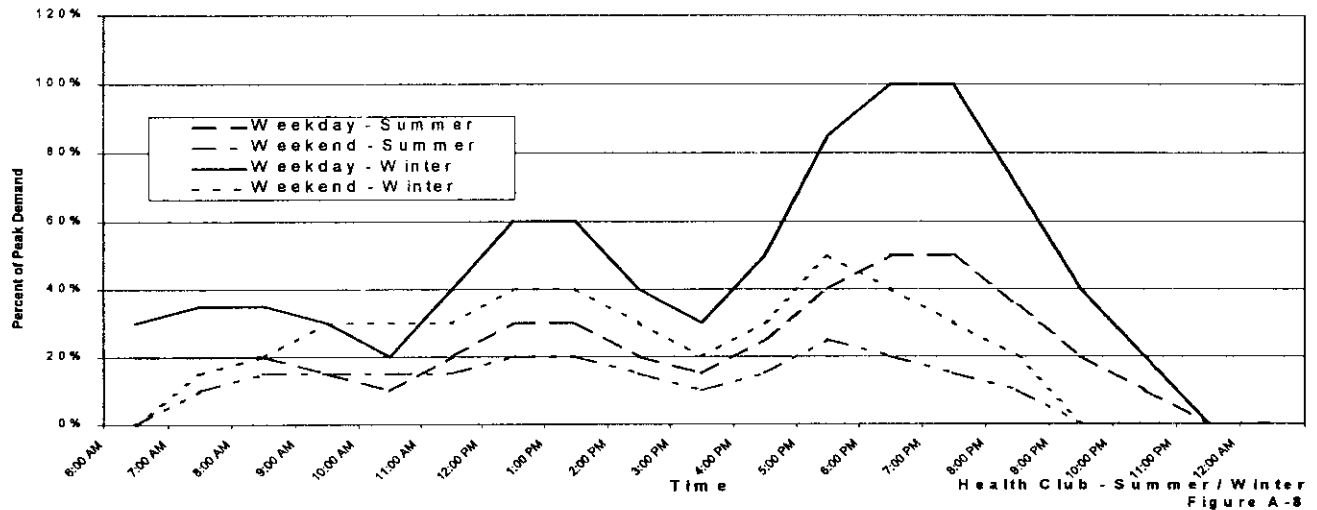
Parking accumulation curves come from the ULI recommendations with an increase in evening use to correspond with visitor shopping patterns. Summer represents the highest demand during the midday with a second peak in the evening. Winter demand is reduced from the summer demand.



Snow King Resort Master Plan – Parking

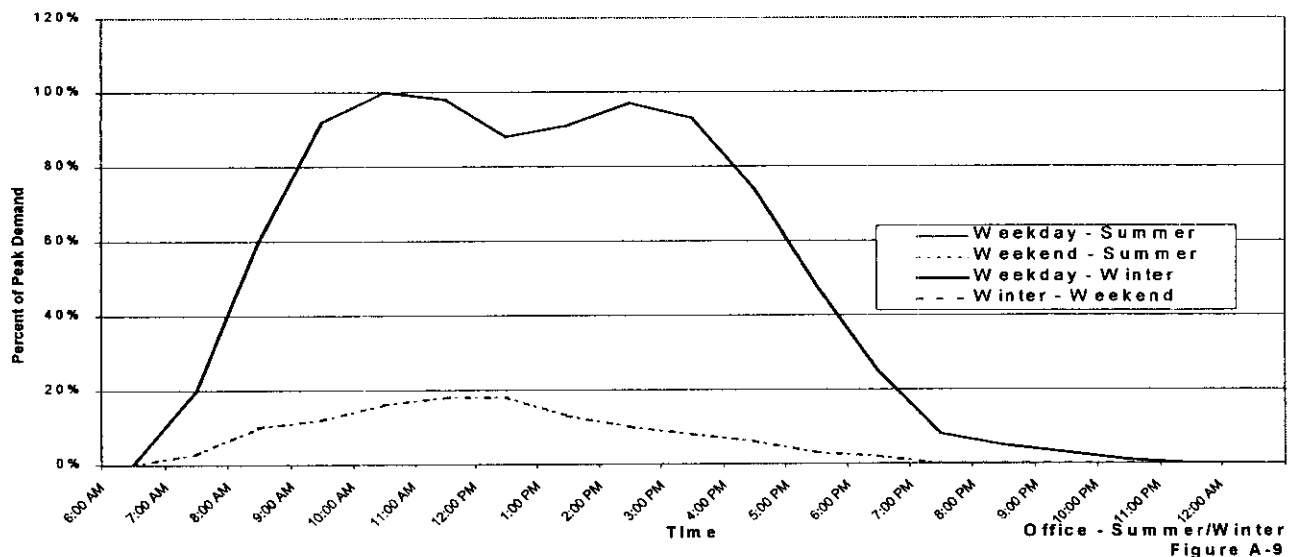
Health Club:

No parking accumulation curves were available from the ULI to represent demand on health clubs. Seasonal demand varied significantly. The largest demand occurs during winter weekdays after work. Weekends and summer weekdays have significantly smaller peaks. Peaks during the weekdays represent times before and after work as well as during lunch.



Office:

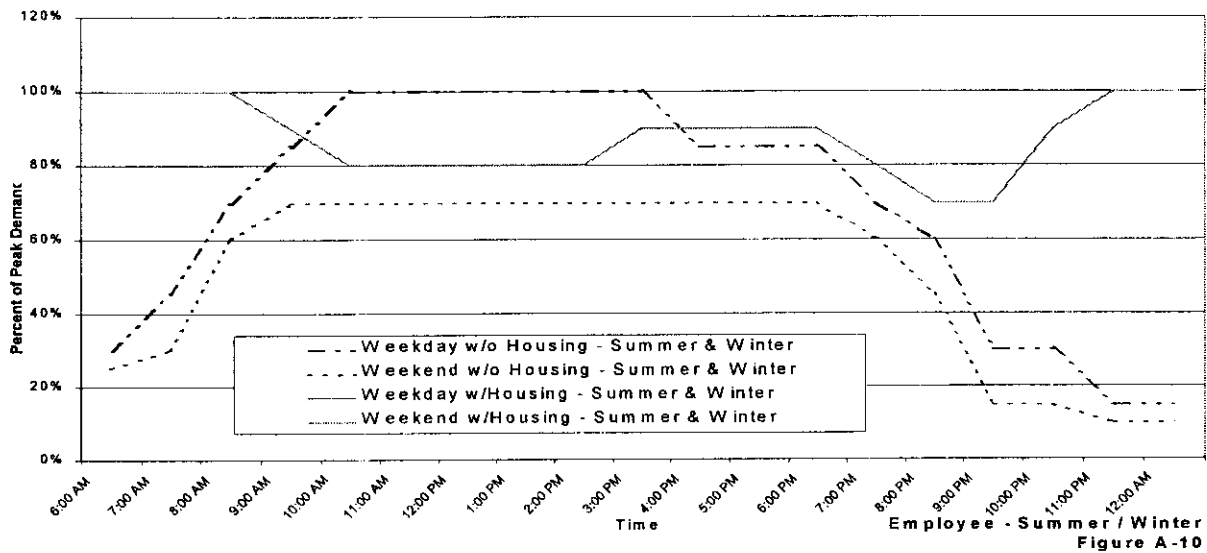
Parking accumulation for office use is based on the Urban Land Institute parking accumulation curves. This category of use has little influence on the overall parking because there are no offices located within the proposed use.



Snow King Resort Master Plan – Parking

Employee:

No parking accumulation curves were available from the ULI to represent parking demand created by hotel employee use. Additionally, there are two types of employees to be considered, those housed on site and those coming from offsite. For the employees housed on site, the parking accumulation was about 80% for most of the day with a slight drop in the evening which increases again starting at 9:00p.m. For the employees with offsite housing, parking accumulation was created using the staffing schedule. Offsite employees parking showed an accumulation of 100% by 10:00a.m. which remained high until about 3:00 p.m. when employees began leaving.



Snow King Resort Master Plan – Parking Elements

Appendix B

A Discussion of Assumptions in Table P-4: Required Parking Spaces

Each land use and corresponding parking ratio is examined to determine the required number of parking spaces for both the summer and winter season. It is proposed that some of these parking spaces are available for a shared parking system. The parking quantities are split into shared parking and non-shared parking. These quantities are adjusted further to compensate for alternative transportation use and multi-stop auto trips. The computations produce the "adjusted number of spaces required" which represents the number of spaces that would be required if each land had to provide its own separate parking lot.

Parking ratios (Table P-4, Column D):

The parking ratio relates the required number of parking spaces to units of a land use (i.e. the number of hotel rooms or number of theater seats). The parking ratios utilize the Jackson Comprehensive Plan parking standards except as noted.

The exceptions include parking ratios for lodging, miniature golf, and the alpine slide. Other ratios including the Snow King Ski Area and the health club are based on a maximum number of users likely to be using the facilities at a given time.

The lodging ratio was revised upward from 0.75 parking spaces per unit to 1.0 parking spaces per unit to compensate for employees not housed on site. This increase improves parking capacity since the comprehensive plan appears to already include employees in the parking ratio.

The comprehensive plan does not include a miniature golf parking ratio. This analysis utilized 0.7 spaces per miniature golf hole. This ratio assumes that the golf course is frequented by larger groups who typically carpool and that the course can accommodate slightly less than one group per hole.

The alpine slide ratio assumes a similar ratio to a theater, which requires a ratio of 0.33 spaces per user. The number of users is based on revenue from the slide, which is converted to users per hour. The number calculated is likely to be conservative since it cannot account for users who typically ride the slide more than once.

The Snow King Ski Area and skating rink parking spaces are based on past use. The ski area has excess capacity to serve its users, a pattern which is likely to continue. The anticipated parking requirement is 130 parking spaces. Most large functions such as the fireman's ball and the ski club ball occur during the off-season when excess parking is available

The health club parking is based on the number of users expected. It is expected that a large percentage of locals will use the club with most driving independently. The health club will require 100 parking spaces.

Number of spaces required (unadjusted) (Table P-4, Columns E & K):

This number represents the parking required for each land use if it were standing alone. The amount of parking is generated by applying the parking ratio to the appropriate number of units. This number is larger than what will ultimately be required since many of the land uses will share the parking area allowing users to park once and use several facilities.

Number of spaces available/not available for sharing (Table P-4, Columns F/G & L/M):

A portion of the proposed parking will be available for shared use. In order for shared use to work, it is best if there is a central, easily accessed parking area. Since the periphery buildings have parking lots in various locations and sizes, these will not be included in the available shared parking space number. Furthermore, existing condos or approved condos with their own parking will not be included in any of the shared parking.

Transportation mode factor (Table P-4, Columns H & N):

Snow King Resort's use of shuttle busses and its proximity to the START bus system allow guests travel around the town and county without depending on automobiles. In fact a large percentage of guests do not impact the parking facilities since they fly or are bused to Jackson. The TMF enables the parking to be

Snow King Resort Master Plan – Parking

adjusted for the low use of cars by guests visiting the resort. This factor can also be applied to any land use where alternative transportation modes are used. A factor of 1.0 indicates that every user is driving a car, while the summer lodging factor of 0.60 indicates 60% of the guests drive. A justification of the lodging's transportation mode factor based on existing use is available in **Figure B-1**.

Typical Summer Day

Number of Rooms Occupied	Type of Guest	Mode of Transport	Percent	Number of Parking Spaces Occupied
30	Bus Tour	Bus	100%	6
145	Convention	Fly & Bus	49%	
		Fly & Drive	21%	30
		Drive	30%	44
25	Independent Traveler	Drive	100%	25
200	Total Rooms	Total Spaces =		105

$$\begin{aligned} \text{Transportation Mode Factor} &= \frac{\text{Total Occupied Car Spaces}}{\text{Total Occupied Rooms}} \\ &= \frac{105}{200} \\ &= 52\% \end{aligned}$$

Therefore, **60% appears a reasonable Transportation mode Factor**

Typical Winter Day

Number of Rooms Occupied	Type of Guest	Mode of Transport	Percent	Number of Parking Spaces Occupied
5	Bus Tour	Bus	100%	3
35	Convention	Fly & Van	56%	
		Fly & Drive	24%	8
		Drive	20%	7
60	Independent Traveler	Fly & Van	56%	
		Fly & Drive	14%	8
		Drive	30%	18
100	Total Rooms	Total Spaces =		45

$$\begin{aligned} \text{Transportation Mode Factor} &= \frac{\text{Total Occupied Car Spaces}}{\text{Total Occupied Rooms}} \\ &= \frac{45}{100} \\ &= 45\% \end{aligned}$$

Therefore, **50% appears a reasonable Transportation mode Factor**

Lodging Transportation Mode Factor Snow King Resort: Present Situation Table B-1

Snow King Resort Master Plan – Parking

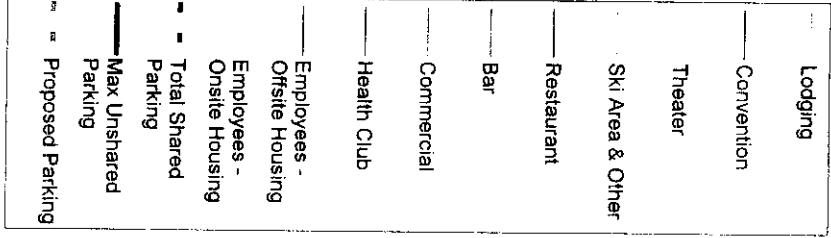
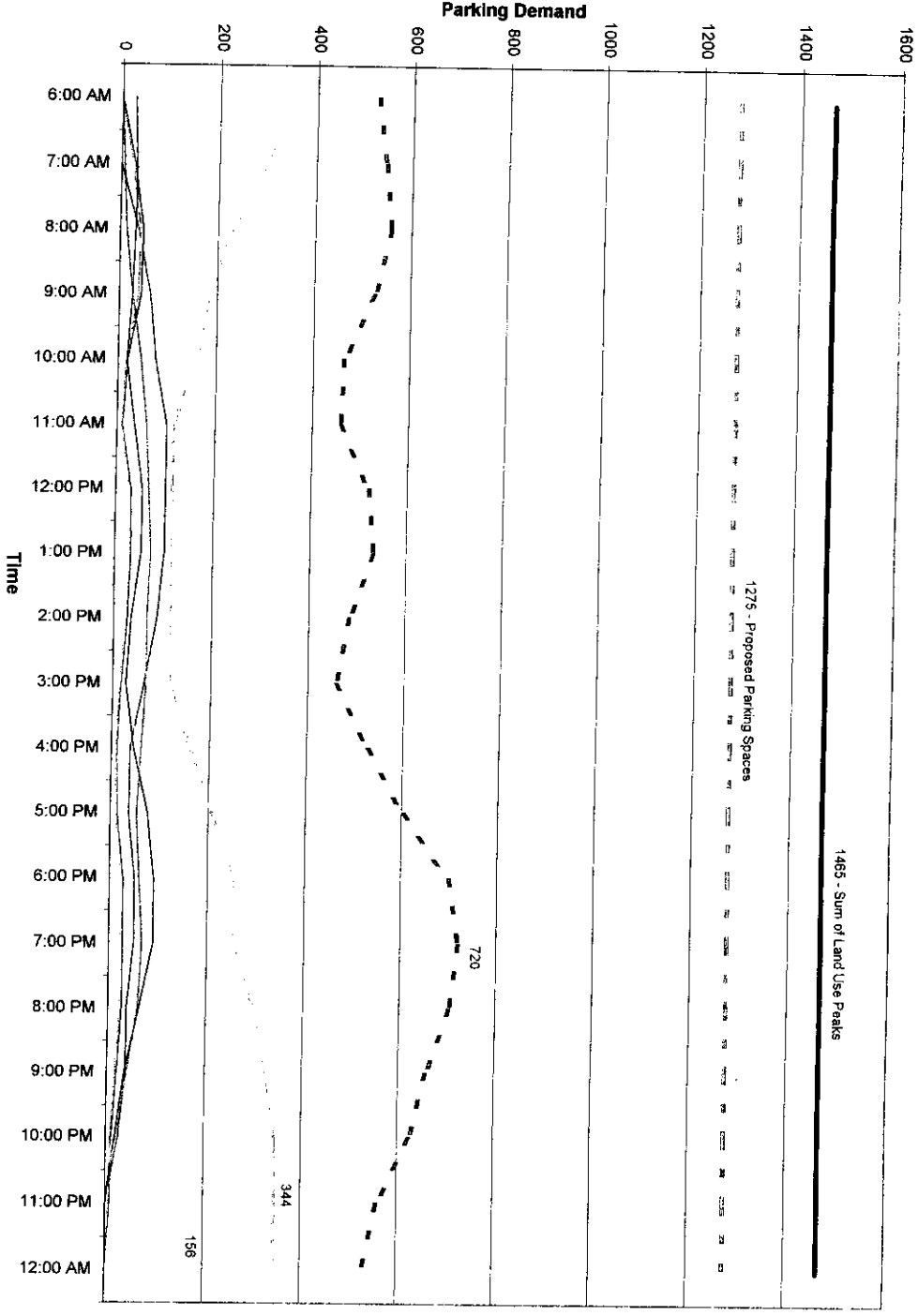
Offsite user factor (Table P-4, Columns I & O):

This factor indicates how many users come from offsite to use a facility. It is likely that many of the conference participants or restaurant and bar patrons will also be hotel guests, so the OUF will allow the required parking to be adjusted for this internal trip. An OUF of 1.0 indicates that 100% of the users come from offsite, while the summer conference factor of 0.50 indicates that 50% of conference attendees come from offsite. This factor allows the required parking to be adjusted so that guests are not counted twice in the parking demand.

Adjusted number of spaces (Columns J & P):

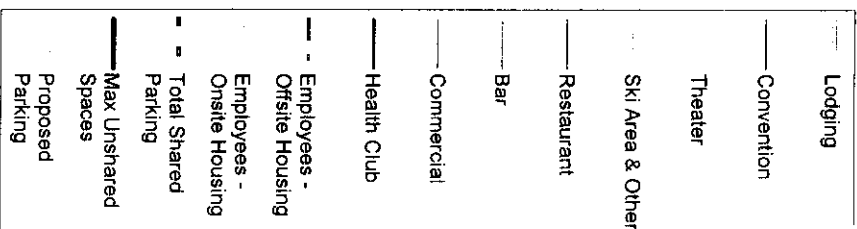
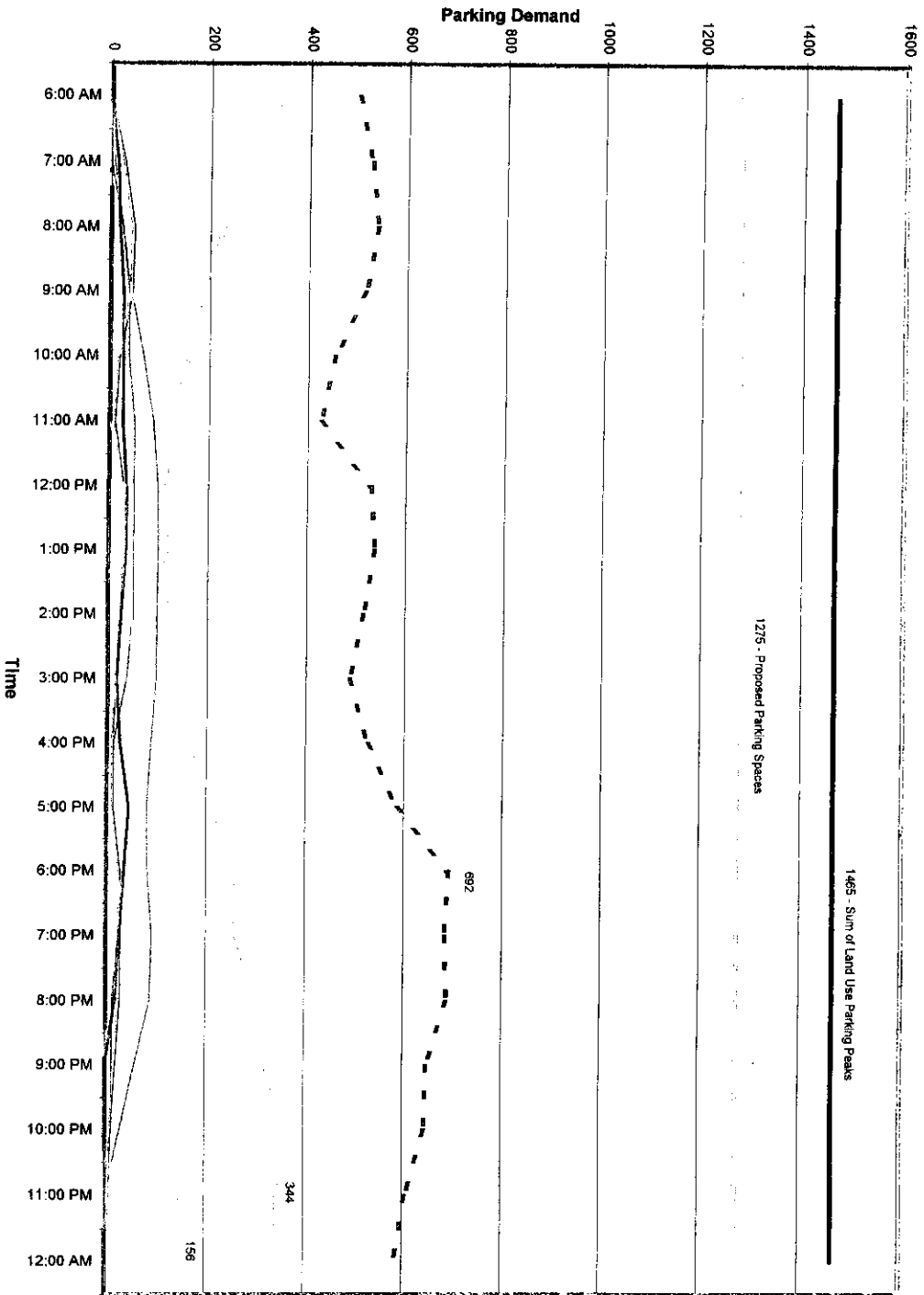
This number represents a reduction in required parking after the TMF and the OUF are applied. This number is a more accurate estimate of the required parking since it avoids counting users more than once and considers users who use alternative transportation. This number does not yet include any sharing of parking spaces

Snow King Resort Master Plan - Parking Elements



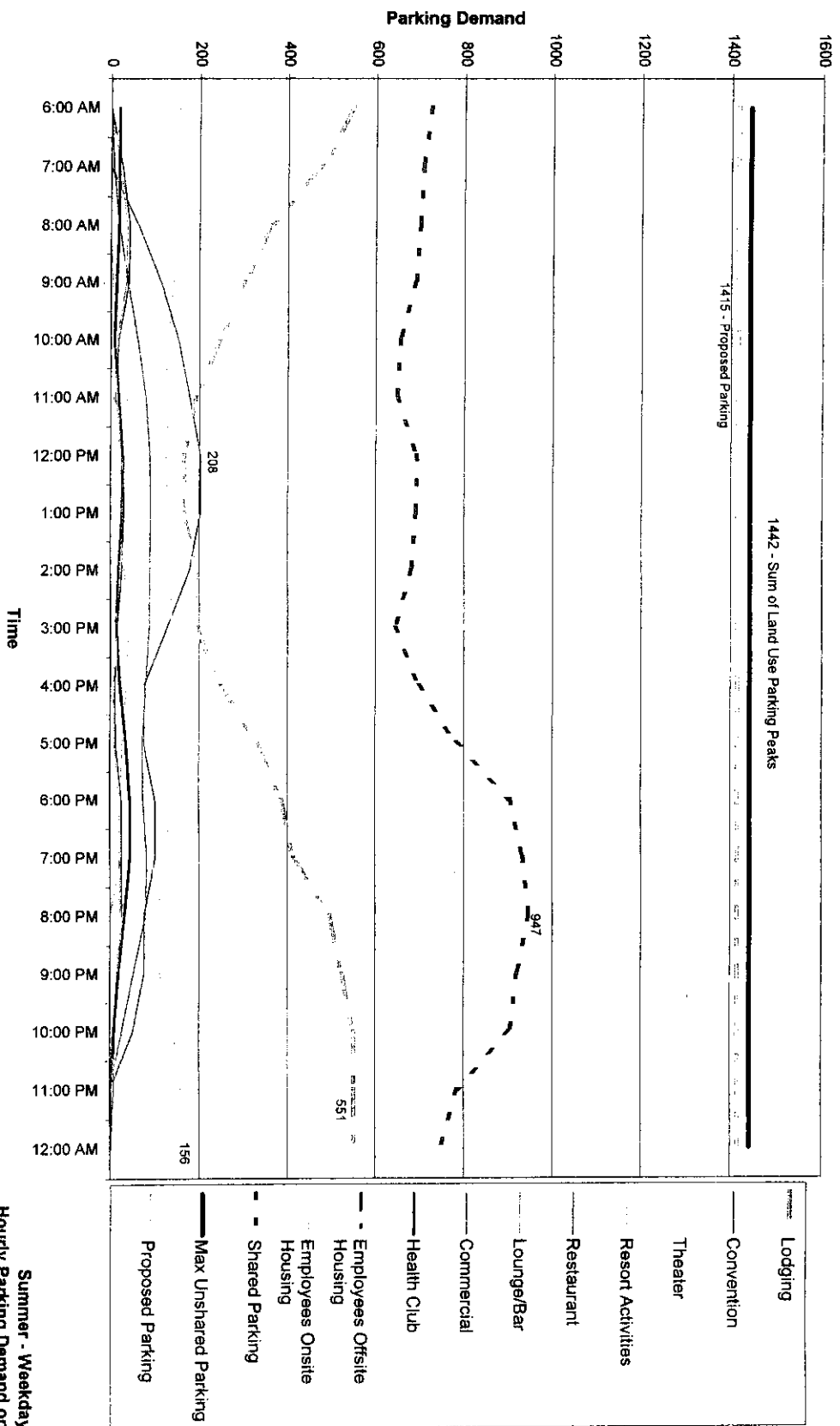
Winter - Weekday
Hourly Parking Demand on
Snow King Resort Parking
Graph P-1

Snow King Resort Master Plan - Parking Elements



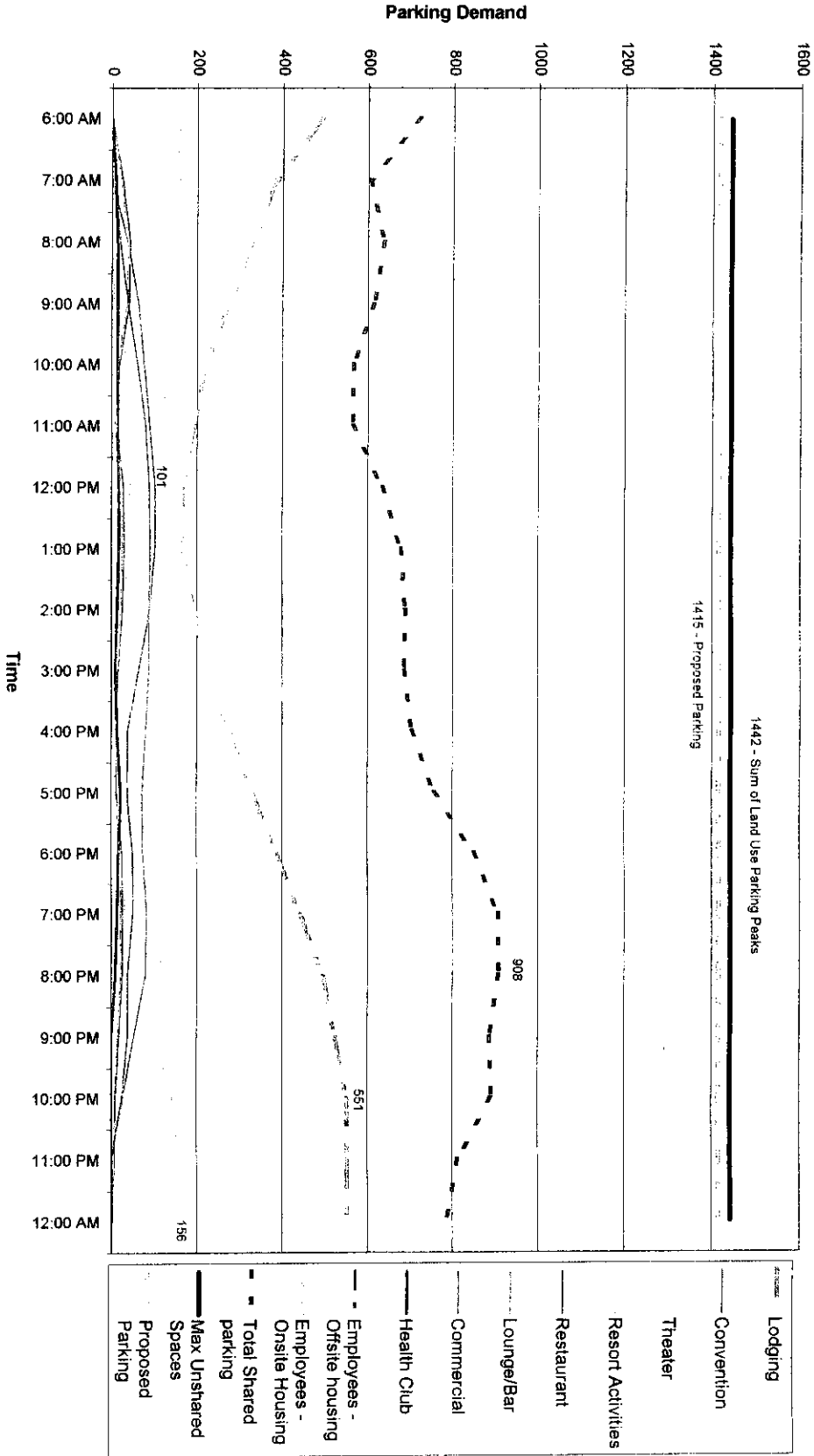
Winter - Weekend
Hourly Parking Demand on
Snow King Resort Parking
Graph P-2

Snow King Resort Master Plan - Parking Elements



Summer - Weekday
Hourly Parking Demand on
Snow King Resort Parking
Graph P-3

Snow King Resort Master Plan - Parking Elements



Summer - Weekend
Hourly Parking Demand on
Snow King Resort Parking
Graph P-4

X. CAPITAL IMPROVEMENTS PLAN

A. Introduction and Summary

The Snow King Water Supply, Wastewater Management and Stormwater Discharge Systems are designed and developed to meet the critical requirements associated with the function of such a vital gathering center. The Snow King Resort Comprehensive Master Plan represents urban planning that incorporates both destination vacationers and local commerce. Due to the difficulty of consistently servicing such a varying utility demand, peak design considerations were used in the design.

In establishing flow characteristics for the Resort, quantities of water consumption and wastewater production were calculated utilizing historical prediction charts for each service type and then applying this rate to the square footage of the service area. The square footage and water volume values have been summarized in the enclosed "Water and Waste Water Usage Table." It is necessary to keep in mind that this table reflects both the amount of water usage and the amount of water discharged, and has no allocation for water consumption use. The additional consumption use refers to the volume of water lost, evaporated, transpired, or otherwise utilized through leakage, washing, lawn irrigation or utility use. This quantity has been accounted for in the water service design considerations.

Total water usage is based on domestic needs, fire sprinkler suppression, (fire sprinkler suppression and fire hydrant demands are based upon minimum regulatory fire flow and flow duration requirements per Uniform Fire Code [UFC]), irrigation needs and fire hydrant flow requirements. The domestic water demand takes into account both the existing probable peak usage in addition to the proposed Master Plan peak flow rate of 223 gpm. Total peak demand is then calculated by uses expected from such resort facilities. This peak demand is 2,300 gpm. It is essential to understand that a flow of 2,300 gpm includes fire suppression of 1750 gpm, which is not a normal daily system demand. Thus, when removing the fire suppression, normal peak-operating demand is found. The resulting normal peak operating demand is approximately 550 gpm.

The existing and future water usage predictions previously noted do not consider water required for snow making. The Town of Jackson has been concerned about utilizing potable supplies for snowmaking. Snow King has additionally been concerned that the Town of Jackson water is warmer than ideal for snowmaking. To address these concerns, snowmaking water capacity will be expanded this summer (2000) in a joint project with the Town of Jackson to bring cooler water from Flat Creek to the Summit Lift pumphouse.

The wastewater sanitary system considers the existing Town of Jackson infrastructure capacity, potential wastewater produced by the current land use plan, and the potential flow created by this Snow King Master Plan. The current peak flow is 106 gpm. The proposed Master plan creates an additional 305 gpm. Existing upstream land use has the potential to produce an additional peak flow of 35 gpm. These peak flows are calculated from average day flows that are increased based on a peak flow multiplier. This peak flow multiplier has been produced from previous Town of Jackson maximum day vs. average day wastewater studies. The result is a total potential peak wastewater flow of 796 gpm. Maximum development of the Master Plan exceeds the existing Town of Jackson West Karns Avenue infrastructure by 245 gpm. The additional peak hour flows require the existing 8-inch diameter line located on West Karns, north of the rodeo grounds be increased to a 10-inch diameter line. The capacity of the existing 8-inch diameter interceptor is 593 gpm. This Town of

Jackson interceptor should be upgraded when the percentage of wastewater produced by the Master Plan exceeds eighty percent of the 593 gpm, or 475 gpm. Planning for these costs should be a consideration in the Master plan phases of construction. (See supporting water and sewerage design consideration calculations.)

Stormwater runoff considerations are calculated in a similar manner. Design considerations give respect to existing Resort usage and Master Plan development.

Runoff calculations are based on the Jackson Rainfall Intensity Duration data for 10-year and 100-year event frequencies. Detention basins of natural appearance have been designed and designated to accommodate the 10-year storm event. Discharge leaving detention areas will not exceed the predevelopment rate for a 10-year storm. Stormwater runoff generated from 1-year to 10-year events release the highest concentration of pollutants and settleable solids. These storms will pass through treatment facilities located at the catch basin receptacles. These storm water catch basins will remove the pollutants without possible resuspension by future runoff events.

The Stormwater Runoff from the developed site will proceed directly to a Town of Jackson collection facility, but shall not discharge at a rate greater than the 10-year and 100-year predevelopment rate. Stormwater runoff from the Forest Service property will be naturally diverted around the Resort. The 100-year storm event will bypass the detention areas and be handled by the proposed stormwater facilities that connect to the Town of Jackson system.

Consideration has also been given to other utilities. Electricity, gas, cable TV and telephone are all available at the site and will be expanded as needed. Private in-resort telephone and broadband capabilities will also be expanded as needed. Two-way radio, telephone and internet capabilities at our mountain-top (Snow King West) site is also used by the Resort to provide broadband connectivity.

B. Water Supply System Plan

The Snow King Resort water Supply System Plan was developed to meet the critical requirements associated with public water distribution. The first requirement was to determine the quantity of water need for domestic supply to accommodate the proposed facilities. The second objective is to provide fire flow suppression through fire sprinkler and fire hydrant supply.

Design Consideration - Water Service

1) Potential Flow Required by Master Plan

The practice for predicting water consumption was to develop a system capable of meeting maximum day demand

Existing and Master Plan Combined

$$\begin{array}{rcl} \text{Max Daily Flow} & = & 319,800 \text{ gpd} \\ \text{(See Waste Water Calcs.)} & = & 223 \text{ gpm} * \end{array}$$

* Total pre and post development Max. Day Waste Water Flow

Total peak demand is based upon the demand required for domestic flow, fire sprinkler flow, lawn sprinkler flow, and fire hydrant flow. Fire flow shall provide 1,500 gpm for a minimum tow-hour duration. Fire hydrant flow shall provide a minimum 250 gpm flow.

$$QT = Q_{\text{Domestic}} + Q_{\text{Fire Sprinkler}} + Q_{\text{L. Sprinkler}} + Q_{\text{Fire Hydrant}}$$

$$Q_{\text{Domestic}} = 450 \text{ gpm} *$$

$$Q_{\text{Fire Sprinkler}} = \text{Fire Sprinkler Flow} = Q_{\text{FS}}$$

$$Q_{\text{L. Sprinkler}} = \text{Lawn Sprinkler Flow} = Q_{\text{LS}}$$

$$Q_{\text{Fire Hydrant}} = \text{Fire Hydrant Flow} = Q_{\text{FH}}$$

* Use Multiplier factor of 2 x Max Day Waste Water flow. Accounts for additional water usage not recorded as Waste Water flow.

UNIFORM FIRE CODE

Classification Group A Occupancy

Division 1 (UFC-91, Sect. 9117)

Group R Occupancy

Division 1 & 3

Minimum Reg. Fire Flow & Flow Duration

Table No. A-111 - A-1 UFC-91 pg. 496

Type III One-hr @ = 6,000 gpm

75% Fire Flow Reduction

Assuming FS Installation = 1,500 gpm
For 2-hr duration

QL Sprinkler = QLS = 100 gpm (Assumed)

QFire Hydrant = QF.H. = 250 gpm

QT = 2,300 gpm = Peak Hour Demand

Total peak demand requirement for the mid-mountain lodge shall be supplied via a pump station. The fire suppression shall be supplied via a buried storage tank located above the mid-mountain lodge.

$$QT = QFS - QFH = 548 \text{ gpm} = \boxed{\text{Normal Max Operating Demand}}$$

2) Existing Infrastructure Capacity

The fact that maximum day water demand may occur several days consecutively led us to consider checking for a water supply that would provide the maximum day demands, 548 gpm, and a source that could provide the peak hour demand, 2,300 gpm.

The expanded Snow King system will tie into the existing Town of Jackson 6-inch diameter high pressure line that parallels the Resort's northern property boundary. The new Snow King water main would complete a high pressure water main loop creating a system more efficient than the existing dead-end main. The existing source is a system comprised of six-inch diameter service nourished from a twelve-inch diameter line located in East Kelly Avenue.

The Town of Jackson water system has sufficient water supply and storage to meet the maximum day demands, 548 gpm, and the peak fire and domestic demand of 2,300 gpm. Snow King will need to provide the additional water mains to complete the high-pressure zone and deliver the water to proposed Resort facilities.

C. Sanitary Sewer

Design Consideration

The Snow King Resort Sanitary Sewer Management Plan was developed to meet two crucial objectives. The first, to determine the infrastructure required on-site to handle the capacity of the proposed facilities. The second, to convey sanitary sewer flows away from the Resort and distribute these discharges into the Town of Jackson sanitary system. The following design considerations are incorporated into the design and shall be considered during construction phases of the Master Plan

1) Existing Town of Jackson Collector Capacity - Upstream of MH C10-16

- Alley parallel and between E. Kelly and E. Karns MH C10-30 to MH C10-16
- Existing 10" PE pipe / minimum slope downstream = 1.47%
- Land use currently designated: residential
- Existing 10" will handle 1,550 gpm maximum

2) Existing Collector System and Land Use Flow Potential - Upstream of Resort

The Snow King Collector sewer objective is to collect wastewater from various Resort service lines and carry it by gravity to the Town of Jackson Interceptor Sewers.

Current Snow King Resort Flow Potential

204 Hotel Units at 225 gpd/room	=	45,900 gpd
40 Condominium Units at 2 Units Each at 225 gpd/unit	=	18,000 gpd
Motel Restaurant Services - 200 seats at 80 gpd	=	16,000 gpd
Pitchfork Townhomes - 19 units at 450 gpm	=	13,500 gpd
Clark's Knoll Townhomes - 19 units at 450 gpd	=	<u>8,550 gpd</u>
Existing Max. Day Waste Water Flow Total (1)	=	101,950 gpd
Total (1)	=	71 gpm
Existing Peak Hour Flow	=	106 gpm

3) Dwelling Units Representing Potential Upstream Flows:

<u>Zone</u>	<u>Area</u>	<u>Max Density</u>	<u>No. of Units</u>	<u>Flow Max Day (gpd)</u>
AR	34.7 Acre	4.6/Acre	160	70,400
NC-2	25 Lots	2/Lot	50	22,000
NC/SF	144 Lots	1/Lot	144	63,360
SR	139.1 Acre	2.9/Acre	403	77,320
R	80 Acre	1/Acre	80	35,200
PRD	Pitchfork	30 Units	30	13,200
PRD	Snow King	See Table	<u>867</u>	<u>88,450</u>
				470,230

Average Day Flow (Max Day/2)	=	235,115 gpd
Max Day Flow	=	470,230
	=	328 gpm
Peak Hour Flow (Avg Day *3)	=	490 gpm
Potential Upstream Max Day		
Flow Minus Snow King Resort	=	368,280 gpd
Potential Upstream Avg. Day		
Flow minus Snow King Resort	=	184,140 gpd
Potential Upstream Peak Hour		
Flow Minus Snow King Resort	=	552,420 gpd
	=	385 gpm

Existing 10" P.E./ n = 0.010 / S = 1.47%

$$Q = 1.49 AR^{2/3} S^{1/2} / n$$

$$Q = \underline{1,550 \text{ gpm}}: \text{ Capacity of Existing Collector}$$

Stormwater runoff generated by the 1-year to 10-year storm events on roads.

4) Potential Flows for Snow King Master Plan

The collector sewers have been designed for peak flows that include a factor applied at four times the expected average daily flow. The collector sewers were then sized using the peak flows and Manning's equation. Manning's equation is utilized to predict the adequate pipe diameter required for full flow design based on pipe diameter, pipe slope and peak flow. a minimum slope of 0.75 percent was used to represent a minimum pipe slope scenario. The pipe is then checked for a minimum scouring velocity of 2.5 ft/s applied with a lower average daily flow rate.

The collection system at the proposed mid-mountain lodge shall incorporate a settling tank for the treatment of suspended solids. This collection of solids is necessary due to the steepness of slop required to move wastewater from the mid-mountain lodge to the Town of Jackson interceptor system.

Proposed Master Plan Flow Potential-2000

494 Hotel Units at 225 gpd/room	=	111,150 gpd
120 Hotel Units at 225 gpd/room	=	27,000 gpd
100 Hotel Units at 225 gpd/room	=	22,500 gpd

Commercial Space and Assembly at 146,000 SF
Assume .05 gpd / ft² (5000 SF at 225 gpd per)= 7,300 gpd

Commercial Theaters/Health Club/Daycare/
Pool at 37,000 SF. Assume 0.11 gpd/ft²
(2000 SF at 225 gpd per) = 4,200 gpd

Restaurant/Services - 200 seats at
80 gpd each = 16,000 gpd

Employee Housing at 18 units at 450 gpd each	=	8,100 gpd
Condominiums at Love Ridge at 40 units at 450 gpd each	=	18,000 gpd
Cottages at 8 units at 450 gpd each	=	3,600 gpd
Proposed Max. Day Flow Total (2)	=	217,850 gpd
Proposed Max. Waste Water Flow (2)	=	152 gpm
(See Water and Waste Predicted Usage Table for additional breakdown)	=	223 gpm
Max Daily Waste Water Flow (1 & 2)	=	319,800 gpd
Avg. Day Flow (Day/2)	=	108,925 gpd
		76 gpm
Peak Hour Flow (Avg Day * 4)	=	305 gpm

5) Total Flow - Existing and Proposed

Existing Peak Hour Flow (Reflects potential flow upstream from Resort)	=	385 gpm
Proposed Peak Hour Flow (Reflects 2000 Snow King Master Plan)	=	305 gpm
Existing Max. Day Waste Water Flow (1)	=	106 gpm
Total Flow (QT = 385+305+71)	=	<u>796 gpm</u>

6) Existing Collector Capacity at the Resort Discharge

$10'' \text{ PE} / n = 0.010 / S = 1.47\%$
 $Q = 1.49 \text{ AR}^{2/3} S^{1/2} n$ Full Flow = Manning's Equation
 QE.C. = 1,550 gpm Capacity of Existing Pipe = QE.C.
 QT = 796 gpm
 QE.C. = 1,500 fpm > QT = 796 gpm

7) Existing Town of Jackson Collector Capacity - Downstream of Resort

- Line parallel with West Karns Avenue between Mateosky Park and Flat Creek Drive MH C10-10
- Existing 8" clay / minimum slope downstream = 1.2 %
- Current land use designated: residential

The existing Town of Jackson Interceptor Sewers were checked for the capacity of three times the future maximum expected average daily flow. the maximum future flows are representative of the maximum possible build-out potential of all upstream sewers in accordance with the current land use plan.

Dwelling Units Representing Potential Downstream Flows Influencing Existing Collector Capacity on West Karns Avenue.

<u>Zone</u>	<u>Area</u>	<u>Max Density</u>	<u>No. of Units</u>	<u>Flow - May Day (gpd)</u>
AR	12 Acre	4.6/Acre	55	24,200
NC / MHP	6 Lots	2 / Lot	12	5,280
P / SP	24 Acre			<u>10,560</u>
Existing Downstream Max Day Flow Potential				= 40,040
Existing Downstream Max. Day Flow Potential				= 30 gpm
Existing Downstream Peak Hour Flow				= 42 gpm
* (Reflects max build-out of existing land use upstream of Park and Snow King Resort)				= 385 gpm
Proposed Peak Hour Flow (Reflects 2000 Snow King Master Plan)				= 305 gpm
Existing Peak Hour Flow (1)				= 106 gpm
Potential Total Peak Hour Flow at MH C10-10				= 838 gpm

Existing Collector Capacity

$$\begin{aligned}
 &8'' \text{ Clay} / n = 0.013 / S = 1.2 \% \\
 &\text{Manning's equation for Full Flow} \\
 &\underline{Q = 1.49 AR^{2/3} S^{1/2} n = 593 \text{ gpm}} \\
 &\underline{593 \text{ gpm} < 830 \text{ gpm}}
 \end{aligned}$$

Therefore, 8" existing TOJ sewer main must be replaced with new 10" main, approximately 1,200 LF

The peak hour flows for maximum build-out and the proposed Snow King facilities exceed the downstream Town of Jackson 8-inch diameter collector by 245 gpm. Expansion in accordance with the Snow King Master Plan beyond a potential flow of 593 gpm will require approximately 1,200 linear feet of existing Town of Jackson interceptor to be replaced with a 10-inch diameter interceptor. The interceptor could be replaced upon reaching 80 percent of the 593 gpm that exceeds the 8-inch interceptor's capacity. This would allow the Town of Jackson and Snow King Resort to plan and acquire the funding required to replace this line. The Town may be interested in creating a joint investment account that both parties could contribute to annually, raising and sharing the cost of the infrastructure replacement. It would be of great benefit for the Master Plan to indicate rate of development, so that a proper fund could be established that would accrue at a rate equal to the anticipated replacement occurrence.

X.C.4

Note:

Town of Jackson WWTF Flows Indicate

- Max day = 2 * Avg day
- Max hour = 2.7 * Avg day

Snow King Master Plans Calculations Utilize

- Max day = 2 * Avg day
- Max hour = 4 * Avg hour

TOJ Line Capacity Calculations Utilize

- Max day = 2 * Avg day
- Max hour = 3 * Avg day

D. Stormwater Management Plan

A complete stormwater management program contains many elements including on-site infiltration and detention, collection, and transport systems. The Snow King Resort Stormwater Management Plan was developed to meet several major objectives associated with post-development stormwater runoff. The most critical is to convey stormwater away from developments, thus diminishing the water buildup from minor storms and damage that can be associated with major storms.

Stormwater Runoff Design Conditions

The methodology for calculating peak rate of runoff from undeveloped and developed areas and runoff storage is "Rational Method." Runoff calculations are based on the Jackson Intensity Duration Frequency data as published by the Town of Jackson.

Pre-Development Runoff and Conditions

Time of Concentration:

$$T_c = \frac{1.8 (1.1-C) V_L}{S^{1/3}} \quad \begin{array}{ll} C = 0.02 & - \text{Lawn} \\ C = 0.9 & - \text{Pavement} \\ & \text{Rooftops} \end{array}$$

Runoff:

$$Q = cIA \quad \text{"RATIONAL METHOD"}$$

Find: Rainfall intensities for 10-year and 100-year events.

Find: Max allowable pre-development release for 100-year storm event.

The rational method assumes that the maximum flow will occur at the time when all of the runoff flows from the contributing watersheds reach the outlet.

Existing Site Conditions (In Acres)

<u>Sub- Area</u>	<u>Total Area</u>	<u>Pervious Area</u>	<u>Impervious Area</u>
1	4.51	13.50	1.03 (Roof & Asphalt)
2	4.96	4.52	0.044 (Dirt)
3	5.28	5.28	0.00
4	13.09	12.09	1.00
5	13.55	10.27	3.28 (Roof & Asphalt)
6	17.70	16.70	1.00 (Dirt)

X.D.1

Pre-Development Runoff Summary

<u>Sub-Area</u>	<u>Time of Conc tc (min)</u>	<u>10-Year Event (CFS)</u>	<u>100-Year Event (CFS)</u>
1	20.3	3.88	6.09
2	24.9	1.23	1.93
3	22.2	1.08	1.69
4	28.4	2.82	4.51
5	22.3	5.11	8.02
6	29.8	3.48	5.52

Pre-Development Runoff and Conditions

Assume 100% pervious surface conditions
C= 0.3 for undeveloped with sparse grass

Time of concentration

$$T_c = \frac{1.8 (1.1-C) V_L}{(S)^{1/3}} = \frac{1.8 (1.1-0.3) V_{2200}}{(15)^{1/3}} = 27.4 \text{ min}$$

Rainfall Intensity: 10-Year = 0.89 in / hr
 100-Year = 1.40 in / hr

$$Q_{10} = 0.3 (0.89)^{69} = 18.45 \text{ CFS}$$

$$Q_{100} = 0.3 (1.40)^{69} = \underline{\underline{28.98 \text{ CFS}}}$$

Post-Development Runoff and Conditions

No development shall cause adjacent landowners, water courses or conduits to receive stormwater runoff from the proposed development at a higher peak flow rate than would result from the same storm event occurring over the site if the land was in its undeveloped condition. The storm events considered will be for a 10-year and 100-year event.

Post-Development Site Conditions

<u>Sub-Area</u>	<u>Total Area</u>	<u>Pervious Area</u>	<u>Impervious Area</u>
1	14.51	6.22	8.29
2	4.96	1.06	3.90
3	5.28	2.72	2.56
4	13.09	9.29	3.80
5	13.55	11.13	2.42
6	17.70	16.07	1.63

Post-Development Runoff Summary

<u>Sub-Area</u>	<u>Total Area</u>	<u>Pervious Area</u>	<u>Impervious Area</u>
1	20.31	9.32	14.63
2	31.71	2.98	4.72
3	28.1	2.45	3.92
4	13.09	9.29	3.80
5	13.55	11.13	2.42
6	17.70	16.07	1.63

Stormwater Runoff Summary

<u>Sub-Area</u>	<u>Acres</u>	<u>Post-Dev. Runoff (CFS)</u>	<u>Minimum Diameter Storm Pipe (3 CFS)</u>	<u>Design Release (CFS)</u>	<u>(CFS)</u>
1	14.51	14.63	24"	9.67	6.09
2	4.96	4.72	15"	3.12	1.93
3	5.28	3.92	15"	2.59	1.69
4	13.09	7.23	18"	4.78	4.51
5	13.55	7.15	18"	4.71	8.02
6	29.80	<u>5.99</u>	<u>15"</u>	<u>4.10</u>	<u>5.52</u>
		43.65	Mass Calc. -	28.98	
			Ind. Calc.		27.76

27.76 Max allowable release - 100-year event base

Stormwater subsurface facilities are required to carry the runoff from a 25-year storm event as minimum design criteria. stormwater surface facilities shall be sized to handle additional runoff from the 100-year storm event as a minimum.

Non-contaminated stormwater from roofs and landscaped areas shall be designed to flow into natural detention areas. These designed detention areas shall be sized to accommodate the 100-year storm event. The rate of flow leaving these detention areas shall not exceed the pre-development rate for the 10-year to 100-year storm.

Sub-Area Release and Storage Summary - 100-Year event

<u>Sub-Area</u>	<u>Acres</u>	<u>Release (CFP)</u>	<u>Storage Volume (CF)</u>
1	14.51	6.09	5,987
2	4.96	1.93	3,135
3	5.28	1.69	2,085
4	13.09	4.51	1,545
5	13.55	4.71	966
6	29.80	5.52	50

X.D.3

Previous calculations show that a 36" pipe in a 4' x 5' percolation trench provides 10.05 CF/LF storage. 24" provides 7.43 CF/F: storage.

<u>Sub-Area</u>	<u>Volume</u>	<u>Length</u>	
		<u>36"</u>	<u>24"</u>
1	5,987 CF	596 LF	806
2	3,135	312	422
3	2,085	208	281
4	1,545	153	208
5	966	96	130

Stormwater runoff generated by the 1-year to 10-year storm events on roads and parking areas shall pass through treatment facilities to remove and trap settleable solids and floating petroleum products from the stormwater as practical without resuspension of contaminants by runoff from subsequent storm events. Stormwater runoff generated by the 10-year to 100-year storm events shall bypass the treatment facilities and proceed directly to the Town of Jackson collection facilities, but shall not discharge at a rate greater than the pre-development rate for the 10-year to 100-year storm event.

Stormwater runoff from the Forest service property shall be naturally diverted around Snow King Resort utilizing resort facilities to handle mountain runoff for the 100-year storm event.

The Resort Master Plan should incorporate detention basins of volume as shown in the 100-year storage summary table. Additional infrastructure will then carry overland flow not detained on site. The Storm Water infrastructure shall be sized to accommodate 100-year event storms and be incorporated with the existing Town of Jackson Storm Water Infrastructure.

E. Other Utilities

The Site is supplied with sufficient capacity of electrical, gas, telephone and cable television lines. Expansion of these utilities will be available as expansion occurs. Within the site, the Snow King Resort Master Association will administer private telephone, internet, broadband satellite/cable TV lines and construct additions as needed. In cooperation with the Town of Jackson, the Applicant is undertaking an expansion of the snowmaking water capabilities during the summer of 2000. The mountaintop west electronic site was expanded during the 1999 summer to allow for additional wireless telephone and high-speed internet equipment. Additional room is available at this site for future expansion to serve the Resort and the community at large.

F. Additional Conditions

At the time of approval of this Master Plan, the following conditions were included as part of the approval:

Prior to the submittal of the first Snow King Resort Final Development Plan, additional analysis and information shall be submitted for the stormwater collection and discharge systems to be installed at the resort. The additional stormwater analysis shall include but not be limited to: the preliminary design layout of all onsite collection and discharge systems, a preliminary grading plan, a capacity analysis of the existing Kelly Avenue storm drainage system, a review of the impacts which may be created to adjacent offsite areas and a plan layout which indicates the sub-basin areas and the impervious surfaces to be installed in each. This additional analysis shall be completed to comply with all existing Town standards.

The applicant shall be responsible to complete offsite storm drainage improvements necessary to convey stormwater flows from the site to the Kelly Avenue drainage system and, if warranted based on the provided engineering analysis, complete improvements to the Kelly Avenue drainage system that are a consequence of the development within the Snow King Master Plan.

To facilitate the conveyance of stormwater flows between the Kelly Avenue storm drainage system and Snow King Estates, the applicant shall provide the Town with a storm drainage easement in the easterly area of the site. The easement location and language shall be mutually agreed to by the Town and the applicant.

An additional water system analysis and information shall be provided and approved by the Town Engineer. The additional information shall be provided with and without the Town's system supplying snow making water and shall include but not be limited to: a comprehensive Town water system hydraulic model which indicates the adequacy of the existing Town system at the estimated build out date of the development, a review of available fire flow capacities in the area of the resort at buildout, a review of the water velocities produced in transmission pipes which are 8 inches in diameter and less, an analysis of the existing Town storage capacity, a summary of the installation of the proposed high pressure zone, calculations indicating the size of the proposed storage tank, preliminary pump sizing calculations and an implementation plan for onsite systems.

The applicant shall be responsible to ensure that under, the additional water demands created from the developments buildout, the Town's system shall remain in compliance with DEQ water system regulations and Town ordinances.

The applicant shall insure that the Town's right to inspect onsite water systems is maintained.

Prior to occupancy of the first Final Development Plan building, the applicant shall be required to complete the installation of an 8" inch (minimum) watermain from the development to Kelly Avenue. The new watermain shall be completed per Town standards and shall be installed in the Cache Creek Drive and Redmond Street Right-of-ways.

X. F. 1

A sanitary sewer system report shall be provided to and approved by the Town. The sanitary sewer plan shall include a preliminary onsite sanitary system design.

Sanitary sewer systems completed shall be constructed, tested and maintained in accordance with DEQ and Town standards.

The applicant shall insure that the Town's right to inspect onsite sewer systems is maintained

The applicant shall be required to provide the Town with financial mitigation fees for the completion of the Cache and Willow Street corridors (from Snow King Avenue to Broadway Avenue) and the intersection of Snow King/Willow.

The amount collected shall be based on the calculated increased levels of traffic and pedestrian impacts created from the development together with the estimated project completion costs for roadway, curb, pedestrian and landscaping improvements. The improvements required shall be based on the preliminary design as completed in the year 2000 charrette process. The mitigation fee to be provided to the Town shall be based on the estimated project costs required to complete the corridor work at the time the fee is due. Any improvements to the Willow Street corridor that are completed by others prior to reaching the levels of new development described below are not to be included in the calculations of mitigation fees. The mitigation fees shall be provided to the Town in cash at the time the levels of development are reached and prior to issuance of building permits.

The total new square footage allowed under the proposed resort master plan is estimated to be approximately 700,000 SF. This new square footage does not include the existing hotel building or the Love Ridge development. As such the mitigation fees shall be forwarded to the Town as follows:

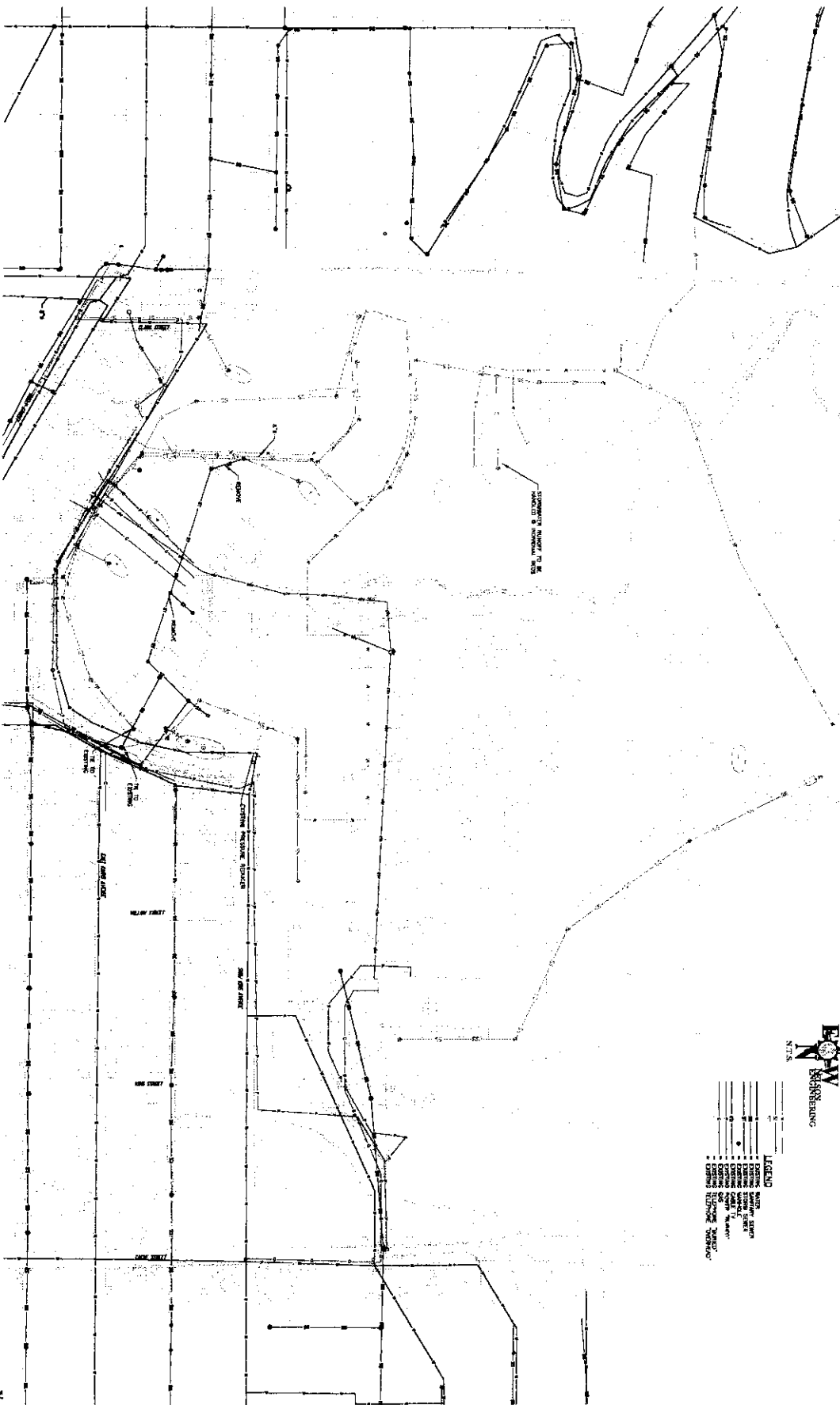
At 200,000 SF of new development: The applicant shall be required to provide 100% of the project costs associated with the completion of improvements to the Snow King/Willow Street intersection. Improvements shall be completed to satisfy the Town standard Level of Service (LOS) requirements for the traffic anticipated at the buildout of the development

The applicant shall also provide a mitigation fee in the amount of 15% of the total estimated project cost required to complete the Willow and Cache Street corridors.

At 400,000 SF of new development: The applicant shall provide an additional mitigation fee in the amount of 15% of the total estimated project cost required to complete the Willow and Cache Street corridors.


At 600,000 SF of new development: The applicant shall provide an additional mitigation fee in the amount of 15% of the total estimated project cost required to complete the Willow and Cache Street corridors.

X. F. 2



X.F.3

EXISTING UTILITY PLAN



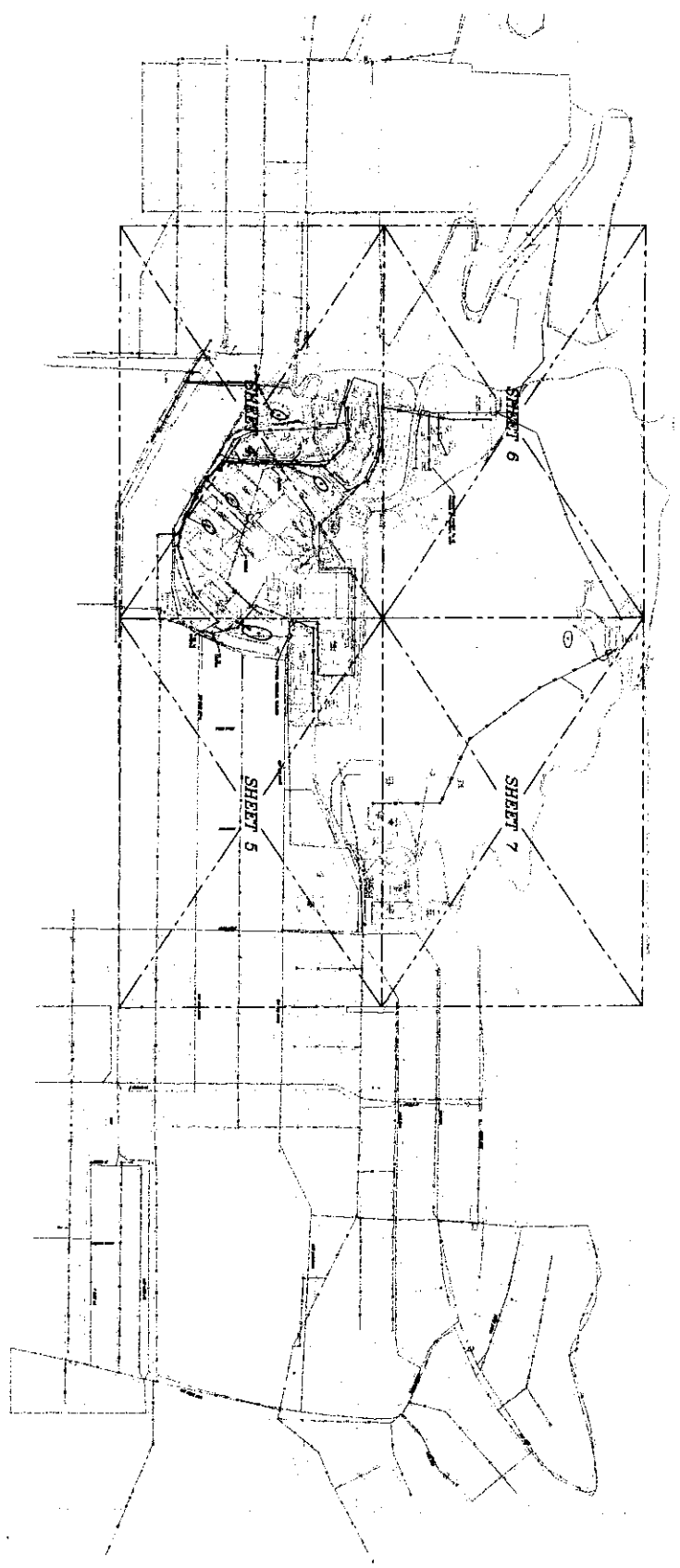
NTIS

LEGEND

- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED MAINTENANCE
- PROPERTY LINE

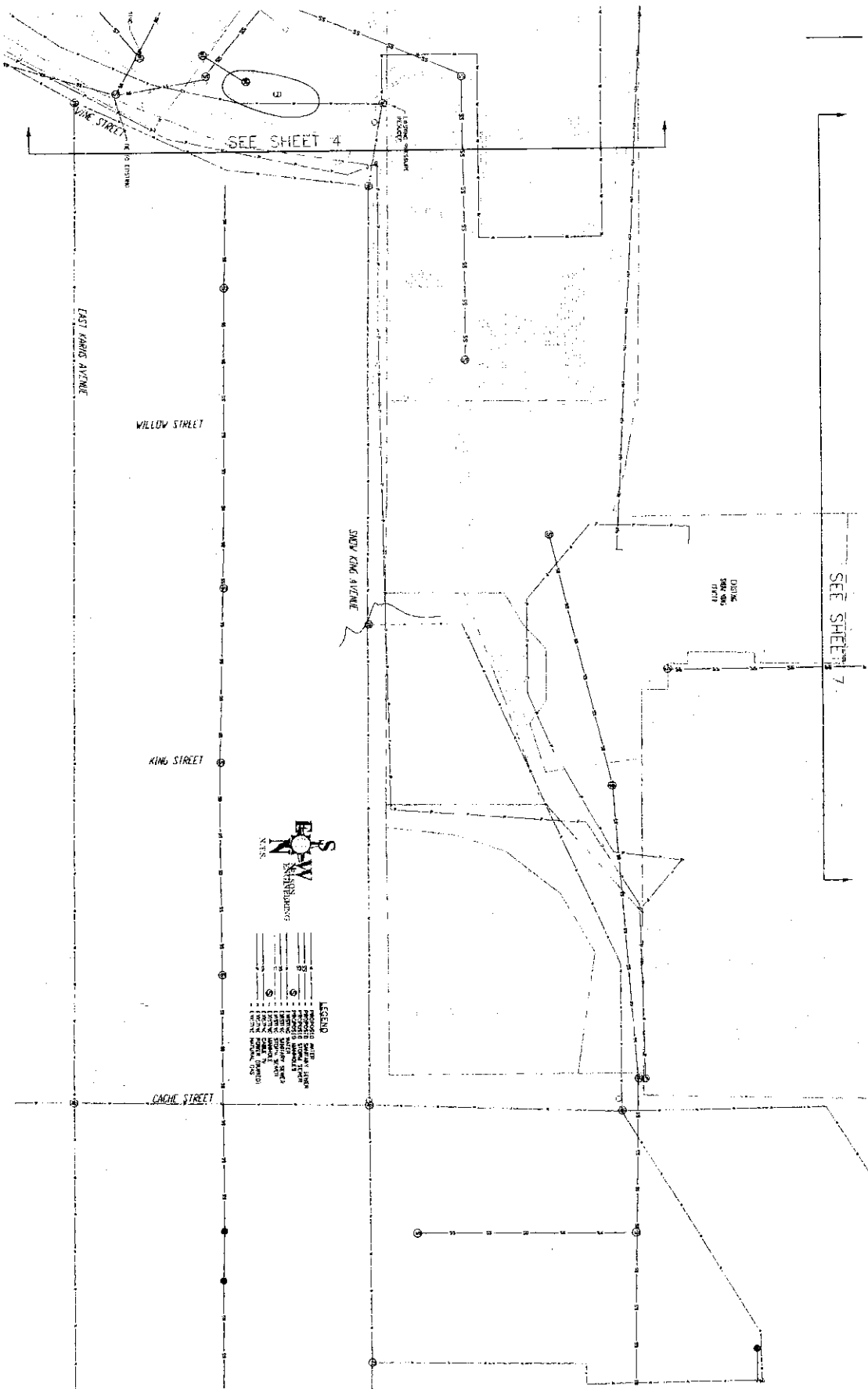
X.G

PROPOSED UTILITY PLAN



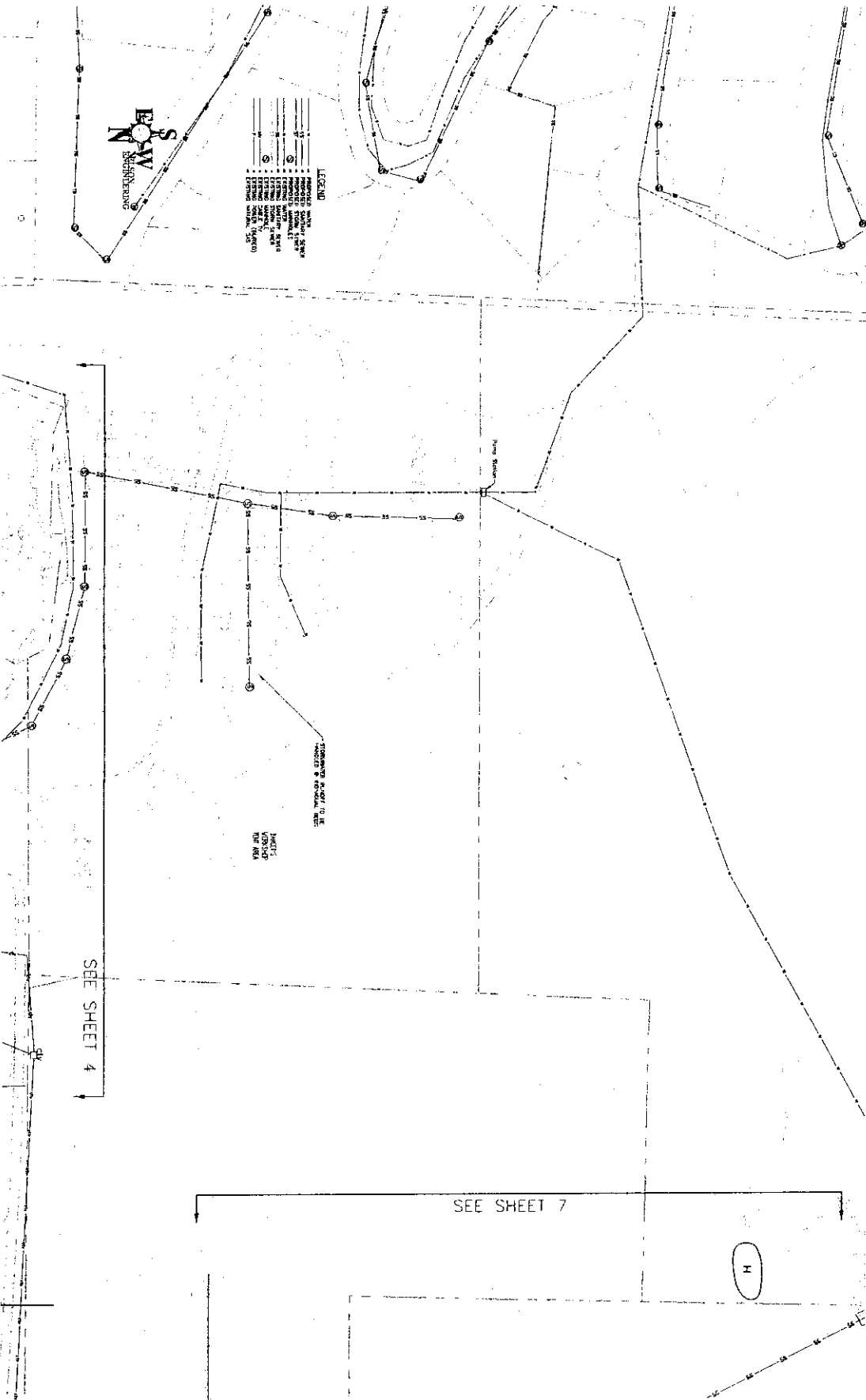
X.H

ENLARGED PLAN INDEX



X.J

ENLARGED PLAN - SHEET 5



ENLARGED PLAN - SHEET 6

XI. PHASING AND THE SNOW KING RESORT MASTER ASSOCIATION

The PRD regulations require a phasing plan and an explanation of relevant management policies and procedures that will guide the implementation of the master plan. The phasing plan must include performance objectives and must be sufficient to assure that development will take place in a logical sequence and that an adequate monitoring program is in place to determine the accomplishment of proposed remedies and mitigation measures for projected impacts.

Snow King will develop the property in phases and in a well-balanced manner. While there is no specific timeline and individual phases will be constructed according to market demand, Snow King will insure that all facilities required for the convenience of guests, public safety and mitigation of any negative impacts are constructed in a timely and concurrent fashion and follow a logical sequence. As additions are completed, the entire infrastructure and other required performance components for each phase will be in place and performance standards will be adhered to. These components include utilities, parking, housing and transportation elements that will be developed in increments in tune with commercial, lodging and other development. When any of these components are built in excess of the required needs of a particular phase, and in excess of the cumulative needs to date, this excess will be credited towards the requirements of future phases. Final Development Plans for each building or phase will address the specific impacts and required mitigation associated with it.

As a first phase, Snow King plans to improve the periphery road (Snow King Loop) concurrent with the construction of infrastructure associated with the Love Ridge development. When this road is built, utilities will be oversized to accommodate future needs envisioned in this Master Plan.

Initially all developments, the concurrent construction of required mitigation elements and the management of the entire complex will be the responsibility of Snow King Resort, Inc or its assigns. As development progresses and sub-divisions of unplatted land are proposed, responsibilities for common aspects of the development will be gradually transferred to a Master Association. Prior to approval of the first Final Development Plan a detailed organization of the Snow King Resort Master Association will be prepared for review and approval by Town Staff.

A new entity, The Snow King Resort Master Association (SKRMA) will be formed to guide the proper phasing and administration of all common aspects of the development. An adequate monitoring program will be established for determining the remedies and implementing mitigation measures for projected impacts. The intent is that only one voice will represent the Resort.

SKRMA will be controlled by the landowners in the District and will ensure that development occurs in groups, or bundles, that ensure a well-balanced development. Initially SKRMA will be composed by the applicant alone since all property owners within this Master Plan are acting as one entity. It will be managed by a Board of Directors consisting of up to seven members elected by the District property owners, with voting based on assessed valuation.

Before any land is subdivided or construction by any entities other than this applicant takes place in Sub-Areas 1,2,4,5 and 6, SKRMA will be formally established and a methodology implemented for assigning responsibilities and cost sharing among entities other than the applicants.

Sub-Area 3, Love Ridge, will be added to SKRMA responsibilities at an appropriate time, after development is completed. Entities within Sub-Area 7 will be encouraged to join on a limited basis.

SKRMA's involvement on the Existing Condominiums area would be mostly limited to controlling any future redevelopment to conform to this Planned Resort District Plan.

The Snow King Resort Master Association will be:

- Implementing and monitoring the Transportation Demand Management Plan, Housing Mitigation Plan, adherence to Design and Dimensional Limitation Plans and will act as the Architectural Review Board for the Snow King Planned Resort District. The Snow King Resort Master Association will be responsible for building or providing all required improvements or services as needed according to the phased development commensurate and coincidental with phases of the resort's development.
- Empowered to either own or have others build and own on its behalf, as well as to maintain, employee housing, parking areas and structures and other infrastructure. All roads, pathways and utilities within the extent of this Master Plan will remain private.
- Act as a Master Association for all the property owners within Sub-Areas 1,2,4,5 and 6 and coordinate the activities within Sub-Area 3 and the Existing Condominiums area that may affect common utilities, safety, transportation, employee housing and parking within the Snow King PRD district.
- Responsible for snow removal, lighting, signing, construction and maintenance of common roads, operation of airport, Teton Village and Town Square shuttles, development of marketing materials, operation of common elements, security systems and personnel, information booths, special events, central check-in areas and other common activities.
- Be the vehicle for pre-screening any final development applications prior to presentation to the Town of Jackson for final development approval. All Final Development plans submitted for review by the Town shall be first reviewed and approved by the Snow King Resort Master Association.

Ultimately, SKRMA will act as a pseudo improvement district and be entitled to assess and collect dues and assessments from all property owners, renters, resort guests and from any entities performing management functions, owning property or obtaining revenues within this Planned Resort District. These dues are intended to cover all of SKRMA's costs including various mitigation plans, constructing and maintaining any improvements that are its responsibility including landscaping, roads, utilities, employee housing, parking, pathways, recreation, district promotion, common signage, transportation, marketing and any other aspects associated with the proper and successful implementation of this Master Plan and its goals and objectives.

XII. COMMUNITY SERVICES ELEMENT

Introduction

The PRD regulations include an optional Community Services element to describe the interrelationship between the resort and the community. It is recognized that community services are an important part of maintaining the balance between visitors and residents and can contribute significantly to the quality of life of the community.

Community involvement is of paramount interest to Snow King. Community service attributes are woven throughout this Master Plan presentation and are an integral and foremost part of Snow King's vision and philosophy. Since 1939 Snow King has been a proud community partner. Being a "Community Resort" is in fact part of Snow King's Mission Statement. For over 60 years Snow King and the Jackson Hole community have had a very close and symbiotic relationship. Snow King's services to the community are well known and indisputable. Snow King hosts, assists and supports practically all of the local non-profit organizations and service clubs. Our doors are always open and our record of community assistance, involvement, dedication and good will is impeccable. Snow King is very proud of its continuous contributions to this community as a partner. This Master Plan is one more step in continuing and expanding upon this tradition.

Snow King as a Community Partner

A stated purpose and intent of the resort district is to provide recreational opportunities that rely on indigenous natural attributes of the area. These opportunities are provided to both the community and the visitor through the development of resort facilities. The unique in-town nature of these recreational amenities makes them a very important asset to town residents and visitors.

The Snow King ski area provides a venue for the junior ski racing programs, adult ski racing as well as recreational skiing and snowboarding, both day and night. On the mountain, improved snowmaking provides early season training opportunities for foreign, regional and local ski racing programs as well as for recreational skiers. The tubing park is a new addition to the winter recreational menu, popular with families. The ski area also accommodates many other special events such as the Town Downhill, regional and national races and the annual Hill Climb. As a very unique and special service, Snow King presently provides winter after-school activity buses to Town and Wilson schools in cooperation with the Teton County School District.

The Hagen trail connection to Cache Creek, the tubing hill and snowboard terrain park diversify and improve the winter activities while annual events such as the Hill Climb continue to draw large numbers of visitors. The figure skating and hockey programs have blossomed since the opening of the Snow King Center. An excellent example of public-private partnership, the Snow King Center has been successfully providing recreation and many other services to the community for over 6 years.

During the summer, Snow King provides a trail system that has become a much-used hiking, running, biking and horseback riding area for residents and visitors alike. Summer mountain improvements envision trail upgrades, pathways, tennis courts, indoor/outdoor pool, climbing wall and volleyball courts.

It must be noted that many of our community partnership activities mentioned above often come at a high cost to Snow King. Resort operation of lodging and other facilities provide the financial and operational platform and the resources to support these and other community-oriented activities.

Snow King Resort has provided the largest year-round meeting and conference facilities in the county since 1976. These facilities are regularly used by virtually every community organization in Jackson Hole. In many cases, Snow King has provided the only appropriate facilities available for community events and programs.

Within the larger Wyoming community, Snow King has, over the years, hosted practically all of Wyoming's professional and trade associations as well as many statewide events, political conventions and innumerable meetings. Larger facilities will attract other Wyoming and regional gatherings that have outgrown our facilities.

Snow King has, for many years, been one of the largest employers in Teton County. Among the large employers, we pride ourselves in maintaining a very high rate of year-round, stable and level employment. This is a valuable contribution to the stability of our local workforce.

Since the hotel opened in 1976, we have always had our doors open to a great variety of community meetings and events. We have also pioneered innovative relationships with the U.S. Forest Service, with the Town of Jackson and with many community organizations, such as the Jackson Hole Ski Club. Virtually every non-profit organization in Teton County uses Snow King facilities to bring people together.

Although it would frankly be tedious to list all the community groups that Snow King has assisted and cooperated with over the years, we would like to highlight some specific examples. Snow King provides discounted and sometimes complimentary rates for meeting and lodging rooms to a wide variety of governmental and non-profit organizations. Snow King assists Arts organizations, St. John's Hospital, the school district and many others with programs offering complimentary or discounted benefits to their employees, incentives and other discounts. Providing EMT's complimentary dinners, rooms for visiting speakers or artists and nameless other acts of community involvement are the norm for Snow King. Each year the Firemen's Ball, Ski Ball, Christmas Bazaar, Alliance Art Auction, CES Extravaganza and the CCP Halloween Party are sponsored and assisted by Snow King, and are among the largest fundraising events for each of these organizations. Community Service is an integral part of the Snow King culture.

Since its construction, Snow King Resort has contributed to the community a lively, multi-purpose facility. Summer and winter, the Resort's facilities have encouraged visitors to step out of their rooms and into the mountains. Indoors and outdoors, the Resort has enhanced the daily life of the community. From youth skiing and skating to Rotary lunches and Chamber of Commerce banquets. From catering to the desires of visitors to fulfilling community needs, Snow King's dual roles exemplify the "town as heart of the region" and our own "community resort" goals. This Master Plan intends to improve upon this dual function in the future and presents a next generation vision of Snow King's partnership with the Jackson Hole community.

XII. 2

PARCEL 1-A

That part of the SW ¼ NW ¼ and SE ¼ NW ¼ of Section 34, Township 41 North, Range 116 West, Teton County, Wyoming, lying within the incorporated limits of the Town of Jackson, describe as follows: Beginning at a point on the south line of said SE ¼ NW ¼ identical with the southeast corner of that tract of record in the Office of the Clerk of Teton County in Book 5 of Deeds on Page 507, and N 89 degrees 54 minutes E, 1582.70 feet from the west one-quarter corner of said Section 34 described on the Certified Land Corner Recordation Certificate of record in the said Office; thence N 01 degrees 36 minutes W, 340.35 feet along the east line of said tract to a point identical with the Northeast corner; thence N 89 degrees 44 minutes W, 307.10 feet along the North line of said tract to a point identical with the southeast corner of the Meadowland Addition to the Town of Jackson; thence N 08 degrees 15 minutes E, 211.10 feet along the east line of said Addition to a point; thence N 26 degrees 03 minutes E, 235.80 feet along the east line of said Addition to a point; thence N 27 degrees 46 minutes E, 135.70 feet along the east line of said Addition to a point; thence N 89 degrees 51 minutes E, 91.64 feet to a point; thence N 00 degrees 32 minutes W, 9.95 feet to a point; thence S 88 degrees 28 minutes E, 316.33 feet to a point; thence S 59 degrees 03 minutes E, 379.47 feet to a point identical with the northwest corner of that tract of record in said Office in Book 14 of Deeds on Page 42; thence S 00 degrees 22 minutes E, 687.83 feet along the west line of said tract to a point on the south line of said SE ¼ NW ¼ identical with the southwest corner of said tract; thence S 89 degrees 54 minutes W, 618.10 feet along the said south line to the point of beginning; EXCEPTING THEREFROM that portion of said property conveyed by instrument dated October 20, 1998, recorded October 26, 1998 in book 363 of Photo page 1068 to 1073, said parcel being more particularly described as follows:

A Tract of Land in the NE ¼ SW ¼ and the SE ¼ NW ¼ of Section 34, T41N, R116W, 6th, P.M., Town of Jackson, Teton County, Wyoming, being described as:

Beginning at the Southwest Corner of Tract B as shown on Map T-71-C as recorded in Said Office of the Teton county Clerk;

Thence along the southerly line of Said Tract B, S89°54'07"E, 297.93 feet to the southeast corner of Said Tract, the southwest corner of Tract BB as shown on Map T-71-C as recorded in Said Office;

Thence along the southerly line of Said Tract BB, N89°56'17"E, 15.37 feet to a point;

Thence S18°38'21"W, 36.32 feet to a point;

Thence N71°21'39"W, 53.64 feet to a point;

Thence N88°42'59"W, 121.72 feet to point;

Thence S5°55'38"W, 22.04 feet to a point;

Thence N84°04'22"W, 125.61 feet to a point;

Thence N54°19'44"W, 79.57 feet to a point;

Thence N47°04'07"E, 51.10 feet to a point;

Thence N0°16'09"W, 485.63 feet to a point;

Thence N58°37'40"E, 29.20 feet to a point on the westerly boundary line of Said Tract B, Map T-71-D;

Thence along said westerly boundary line, Tract B, S0°16'09"E, 558.05 feet to the Corner of Beginning.

PARCEL 1-B

The south twenty-five (25) feet of the following described tract of land:

Commencing at a point on the west line of Section 34, which is 2325 feet from the NW corner of said Section 34 T. 41 N. R. 116 W. 6th P.M., Teton County, Wyoming; thence North 89°46'E. 1264 feet, thence N. 7°16' E. a distance of 213.2 feet, thence N 24° 23' E. a distance of 234.5 feet, thence N. 27° 43' E. a distance of 214.5 to Corner No. 1 and place of beginning, on old fence line and alley line of the Meadowland Addition to the Town of Jackson, County of Teton, State of Wyoming; thence N. 88° 57'E. a distance of 55 feet to Corner No. 2; thence south 70 feet to corner No. 3, thence west to east line of the Meadowland Addition, which is the street line, thence N 27° 43' E. to corner No. 1 and place of beginning.

Parcels 1-A and 1-B contain approximately 14.54 Acres.

PARCEL 2-A

A parcel of land situated in the SE ¼ NW ¼ of Section 34, T41N, R116W, the P.M., Teton county, Wyoming, being part of that parcel described in Warranty Deed recorded in Book 10 Deeds, page 544, more particularly described as follows:

BEGINNING at the southeast corner of Lot 16, Block 2 of Harold Clark Subdivision, Town of Jackson and running thence west 140 feet more or less to the northeast corner of that tract of land described in Warranty Deed recorded in Book 12 Deeds, page 233, thence south along the east line of said tract described in Book 12 Deeds, page 233, 60 feet more or less, thence east 140 feet more or less to the southwest corner of that tract described in Warranty Deed recorded in Book 276 Photo, page 946-947 and thence north 60 feet more or less along the west line of said tract described in Book 276, page 946-947 to the point of beginning;

And,

The North forty-five (45) feet of the following described tract of land:

Commencing at a point on the west line of Section 34, which is 2325 from the NW corner of said Section 34 T. 41 N. R. 116 W. 6th P.M., Teton county, Wyoming; thence North 89°46'E. 1264 feet, thence N. 7°16'E. a distance of 213.2 feet, thence N 24°23'E. a distance of 234.5 feet, thence N 27°43'E. a distance of 214.5 to Corner No. 1 and place of beginning, on old fence line and alley line of the Meadowland Addition to the Town of Jackson, County of Teton, State of Wyoming; thence N 88°57'E. a distance of 55 feet to Corner No. 2; thence south 70 feet to Corner No. 3, thence west to east line of the Meadowland Addition, which is the street line, thence N 27°43'E. to Corner No. 1 and place of beginning,.

Parcel 2-A contains approximately 0.27 Acre.

PARCEL 2-B

Parcel 2-B is comprised of the 5 separate Clark's Knoll plats, aggregating to approximately 1.3 Acres:

Plat #785:

That part of the SE ¼ NW ¼ of Section 34, T41N, R116W, within the incorporated limits of the Town of Jackson, Teton county, Wyoming, including a part of Lots 12, 13 and 14 of the Harold Clark Plat of the Town of Jackson of record in the Office of the Clerk of Teton county as Plat No 136, described as follows: BEGINNING at the southeast corner of said Lot 12:

Thence S00° 04'41" E, 70.21 feet, along the east line of that tract of record in said Office of Book 10 of Photo on pages 404 to 405 as it is shown on said Map No. D-46 to the point on the northeast line of the Snow King Resort tract of record in said Office in Book 12 of Deeds on page 630 found as shown on that map of record in said Office as Map No. T-71-A titled "MAP TO ACCOMPANY LOT DIVISION PERMIT AMERICANA SNOW KING RESORT...", dated 1982-83;

Thence N59° 02'27"W, 94.21 feet, along said Northeast line to an angle point marked by a 2" galvanized steel pipe, 28" long, with a brass cap inscribed: PAUL N. SCHERBEL RLS 164 BIG PINEY WYOMING", and appropriate details;

Thence N88° 31'18"W, 8.03 feet, along the north line of said Snow King Resort tract to a point;

Thence N59° 21'46"W, 9.21 feet, to a point;

Thence N88° 31'18"W, 44.20 feet, to a point;

Thence N00° 07'49" E., 32.76 feet, to a point;

Thence N30° 30'53"E, 90.49 feet, to a point;

Thence S59 °-16'-11"E, 110.21 feet, to a point on the east line of said Lot 12;

Thence S00° 06'28"E, 38.69 feet, along said east line to the Point of Beginning;

ENCOMPASSING and area of 0.32 Acre, more or less;

PARCEL 2-B (Continued)

Plat #801:

That part of lots 12 and 13 of the Harold Clark Plat to the Town of Jackson of record in the Office of the Clerk of Teton County as Plat no. 136, within the SE ¼ NW ¼ of Section 34, T41N, R116W, described as follows:
BEGINNING at the northeast corner of CLARKS KNOLL FIRST ADDITION to the Town of Jackson of record in said Office as Plat No. 136, N00° 06'28"W, 38.69 feet of the southeast corner of said Lot 12;
Thence N00°06'28"W, 143.156 feet along the east line of Lot 12 of said HAROLD CLARK PLAT, to the northeast corner thereof;
Thence N64°34'56"W, 44.50 feet, along the north line of said Lot 12 to an angle point;
Thence S89°48'19"W, 9.03 feet, along the north line of said Lot 12 to the northeast corner of Lot 13 of said HAROLD CLARK PLAT;
Thence continuing S89°48'19"W, 45.44 feet, along the north line of said Lot 13 to a point N89°48'19"E, 5.33 feet, of the northwest corner of said Lot 13;
Thence S00° 06'28"E, 105.76 feet, to the northerly corner of said CLARKS KNOLL FIRST ADDITION; Thence S59°16'11"E, 110.21 feet, along the northeast line of said ADDITION to the POINT OF BEGINNING;

ENCOMPASSING an area of **0.28** Acre, more or less;

Plat #810

That part of Lots 13, 14 and 15 of Block 2 of the Harold Clark Plat to the Town of Jackson of record in the Office of the Clerk of Teton County as Plat No. 136, within the SE ¼ NW ¼ of Section 34, T41N, R116W, described as follows:
BEGINNING at the northwest corner of CLARKS KNOLL SECOND ADDITION to the Town of Jackson of record in said Office as Plat No. 801, N89°48'19"E, 5.33 feet FROM THE NORTHEAST CORNER OF SAID Lot 14;
Thence S00°06'28"E, 105.76 feet, along the west line of said CLARKS KNOLL SECOND ADDITION to the southwest corner of said CLARKS KNOLL SECOND ADDITION;
Thence S30°30'53"W, 29.87 feet, along the northwest line of CLARKS KNOLL FIRST ADDITION, of record in said Office as Plat No 785 to a point;
Thence N70°09'40"W, 77.79 feet, to a point;
Thence N00°07'49"E, 104.57 feet, to a point on the north line of said Lot 15;
Thence N89°25'38"E, 32.57 feet, to the northeast corner of said Lot 15;
Thence N89°48'19"E, 55.33 feet along said north line of said Lot 14 and Lot 15 at CORNER OF BEGINNING;

ENCOMPASSING an area of **0.24** Acre more or less;

Plat #829

That part of Lots 15 and 16 of Block 2 of the Harold Clark Plat to the Town of Jackson of record in the Office of the Clerk of Teton County as Plat No. 136, within the SE ¼ NW ¼ of Section 34, T41N, R116W, described as follows:

BEGINNING at the northwest corner of CLARKS KNOLL THIRD ADDITION to the Town of Jackson of record in said Office as Plat No. 810, S89° 25'38"W, 17.63 feet of the northwest corner of said Lot 15:
Thence S00° 07'49"W, 104.57 feet, along the west line of said CLARKS KNOLL THIRD ADDITION;
Thence S70° 09'40"E, 44.34 feet, along the southwest line of said CLARKS KNOLL THIRD ADDITION;
Thence S89° 53'31"W, 109.56 feet, to a point on the west line of said Lot 16;
Thence N00°07'46"E, 119.15 feet, along said west line of the northwest corner of said Lot 16;
Thence N89° 25'38"E, 67.83 feet, along the north line of said Lots 15 and 16 to the CORNER OF BEGINNING;

ENCOMPASSING an area of **0.19** Acre, more or less;

Parcel 2-B (Continued)

Plat #844

That part of the SE ¼ NW ¼ of Section 34, T41N, R116W, within the incorporated limits of the Town of Jackson, Teton County, Wyoming, including a part of Lots 14, 15 and 16 of Block 2 of the Harold Clark Plat to the Town of Jackson of record in the Office of the Clerk of Teton County Plat No. 136, described as follows:

BEGINNING at the southwest corner of Clarks Knoll Fourth Addition to the Town of Jackson of record in said Office as Plat No. 829, on the west line of said Lot 16;

Thence N89° 53'31"E, 109.56 feet, along the south line of said Addition to a point on the southwesterly line of Clarks Knoll Third Addition to the Town of Jackson of record in said Office as Plat No. 810;

Thence S70° 09'40"E, 33.45 feet, along said southwesterly line to a point on the northwesterly line of Clarks Knoll First Addition to the Town of Jackson of record in said office as Plat No. 785;

Thence S30° 30'53"W, 60.62 feet, along said northwesterly line to a point;

Thence S00° 07'49"W, 32.76 feet, along the west line of said First Addition, to a point;

Thence N88° 31'18"W, 10.00 feet, to a point;

Thence S00° 07'49"W, 4.49 feet, to a point on the north line of the Snow King Resort tract of record in said Office in book 12 of Deeds on page 630;

Thence N88° 31'18"W, 100.42 feet, along said north line to a point at the intersection of said north line with the southerly extension of the west line of said Lot 16;

Thence N00° 07'46"E, 97.77 feet, along said extension and the west line of said Lot 16 to the POINT OF BEGINNING

ENCOMPASSING an area of **0.27** Acre, more or less;

PARCEL 2-C

A parcel of land in the SE ¼ NW ¼ of Section 34, T41N, R116W, 6th P.M. Town of Jackson, Teton County, Wyoming, being a portion of Lot 11 and a portion of the west ½ of Lot 10 of Block 2 of the Harold Clark Addition, Plat No. 136, as recorded in the Office of the Clerk of Teton County, also being a portion of that record parcel in Book 248 of Photos, pages 751-752 as recorded in said Office and being more particularly described as follows:

Beginning at the northwest corner of Lot 11 of said record Plat 136:

Thence along the north boundary line of said Lot 11 and said west one-half of Lot 10 S63° 49'41"E, 86.65 feet to a point, the northwest corner of Pitchfork Townhomes Addition to the Town of Jackson, Plat No. 717 as recorded in said Office:

Thence along the east line of said west one-half of Lot 10, S00 29'31"E, 96.47 feet to a point;

Thence N85° 38'49"W, 78.64 feet to a point on the west line of said Lot 11;

Thence along said west line of Lot 11, N00° 05'00"W, 128.72 feet to the Corner of Beginning.

Said parcel contains **0.20** acres, more or less.

PARCEL 2-D

A parcel of land in the SE ¼ NW ¼ of Section 34, T41N, R116W, 6th P.M. Town of Jackson, Teton County, Wyoming, being a portion of Lot 11 and a portion of the west ½ of Lot 10 of Block 2 of the Harold Clark Addition, Plat No. 136, as recorded in the Office of the Clerk of Teton County, also being a portion of that record parcel in Book 248 of Photos, pages 751-752 as recorded in said Office and being more particularly described as follows:

Beginning at the southwest corner of Lot 11 of said record Plat 136;

Thence along the west boundary line of said Lot 11, N00°05'00"W, 52.94 feet to a point;

Thence S85° 38'49"E, 78.64 feet to a point on the east line of the west one-half of said Lot 10;

Thence along the said east line, S00° 29'31"E, 94.61 feet to the southeast corner of said west one-half of Lot 10;

Thence along the south boundary of said west one-half of Lot 10 and the south boundary of said Lot 11, N58° 57'38"W, 92.37 feet to the Corner of Beginning.

Said Parcel contains **0.28** acres, more or less.

PARCEL 2-E

Said tract is located within the Incorporated Limits of the Town of Jackson, Wyoming and is identical with Lots 2,3,4,5,6,7,8,9 and the E ½ of Lot 10 of Block 2 of the Harold Clark Plat, of record in said Office as Plat No. 136, which is located in the SSE ¼ NW ¼ of Section 34, T41N, R116W, 6th P.M., Teton County, Wyoming. TOGETHER WITH an additional portion of said SE ¼ NW ¼ of Section 34:

Said tract is more particularly described as follows:

BEGINNING at the northwest corner of Lot 1, Block 2 of said Harold Clark Plat, which lies on the southerly line of Kelly Street, and is monumented by a 5/8 inch diameter steel reinforcing bar with aluminum Surv-Kap inscribed "NELSON ENGR PE & LS 578";

Thence along the west line of said Lot 1, S01° 38'23"E, 56.55 feet to the southwest corner of said Lot 1, which is monumented by the same type monument described in the paragraph above;

Thence along south line of said Lot 1, S65° 32'56"E, 154.12 feet to the northeast corner of said Lot 2 which lies on the wet line of Clark Street; coincident with the east line of said Block 2;

Thence along the west line of said Clark Street and said east line of Block 2, S00° 00'00"E, 185.68 feet to a corner on the north boundary of a parcel of record in said Office in Book 70 of Photo on page 504;

Thence along the boundary of said record parcel in Book 70 of Photo, S00° 10'34"W, 70.21 feet to an angle point monumented by a car axle;

Thence continuing along said boundary N58° 49'00"W, 341.24 feet to the northwest corner of said record parcel in Book 70 of Photo; identical with the northeast corner of that parcel of record in said Office in Book 12 of Deeds on page 630;

Thence along the north line of said parcel in Book 12 of Deeds, N59° 0'00"W, 192.03 feet to the south corner of that parcel of record in said Office in Book 14 of Deeds on page 494, where is found a 5/8 inch diameter steel reinforcing bar with aluminum Surv-Kap inscribed "NELSON ENGR PE & LS 578";

Thence along the east line of said parcel of record in Book 14 of Deeds, N00° 23'28"W, 71.02 feet to the southeast corner of the W ½ of Lot 10, Block 2 of said Harold Clark Plat, which is part of said parcel of record in Book 14 of Deeds; said corner being monumented by a 5/8 inch diameter steel reinforcing bar with aluminum Surv-Kap inscribed "NELSON ENGR PE & LS 578";

Thence continuing along the east line of said parcel in Book 14 of Deeds and the east line of said W ½ of Lot 10, N00° 23'28"W, 191.04 feet to the northeast corner of said parcel in Book 14 of Deeds, identical with the northeast corner of said W1/2 of Lot 10, and which lies on the north line of said Block 2, coincident with the south line of Kelly Street;

Thence along the north line of said Block 2 and the south line of Kelly Street, S62° 59'21"E, 355.47 feet to the CORNER OF BEGINNING;

All corners called for above, but not previously described herein, are monumented by a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribe "P.M. JORGENSEN PE & LS 2612";

ENCOMPASSING an area of **2.80** acres, more or less;

PARCEL #3

A tract of land in the SE1/4NW1/4 of Section 34, Township 41 North, Range 116 West, 6th P.M., in the Town of Jackson, Teton County, Wyoming, being part of the tract described in the warranty deed recorded in Book 14 of Deeds, Page 42, in the office of the Clerk of Teton County, and described as follows:

Beginning at 5/8" diameter rebar with cap inscribed PLS 3831" on the North line of said record parcel, from which a 5/8" diameter rebar with cap inscribed "PE&LS 2612" marking the Northwest corner of said record parcel is North 58 degrees 57 minutes 57 seconds West 156.26 feet; thence South 58 degrees 57 minutes 57 seconds East 185.00 feet along said North line which is common with the South line of the Pitchfork Townhomes Addition to the Town of Jackson (Plat No. 713) to the Southeast corner of said plat; thence North 00 degrees 10 minutes 08 seconds East 70.44 feet along the East line of said plat to the North Northwest corner of said record tract marked by a 5/8" diameter rebar with cap inscribed "PE&LS 2612; thence South 58 degrees 46 minutes 43 seconds East 50.79 feet to 5/8" diameter rebar with cap inscribed "PLS 3831" marking the Northeast corner of said record tract; thence South 03 degrees 32 minutes 37 seconds West 140.46 feet along the East line of said record tract to a 5/8" diameter rebar with cap inscribe "PLS 3831"; thence South 89 degrees 53 minutes 59 seconds West 69.04 feet to a 5/8" diameter rebar with cap inscribed "PLS 3831"; thence North 58 degrees 57 minutes 57 seconds West 108.81 feet to a 5/8" diameter rebar cap inscribed "PLS 3831"; thence North 25 degrees 00 minutes 58 seconds West 116.39 feet to a 5/8" diameter rebar with cap inscribed "PLS 3831"; thence North 31 degrees 02 minutes 03 seconds East 35.00 feet to the Point of Beginning.

Encompassing an area of **0.553** acres, more or less.

PARCELS 4-A AND 4-B

A parcel of land located in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 34, T41N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming, being all of Tract B as shown on Map T-71D and a portion of Tract BB as shown on Map T-71C as recorded in the Office of the Teton County Clerk and a portion of that parcel of record described in Said Office in Book 255 of Photos pages 12-14 as "Parcel No. 4", all being more particularly described as follows:

Beginning at a point on the east line of Said SE $\frac{1}{4}$ NW $\frac{1}{4}$ which lies N $0^{\circ} 4' 39''$ W 156.30 feet from the southeast corner of Said SE $\frac{1}{4}$ NW $\frac{1}{4}$, the center $\frac{1}{4}$ corner of Said Section 34,
Thence S $89^{\circ} 55' 38''$ W, a distance of 159.06 feet to a point on the east boundary line of Said Tract B;
Thence along said east boundary line S $03^{\circ} 35' 36''$ W, a distance of 50.85 feet to a point;
Thence S $71^{\circ} 21' 39''$ E, a distance of 42.01 feet to a point;
Thence S $18^{\circ} 38' 21''$ W, a distance of 133.50 feet to a point;
Thence N $71^{\circ} 21' 39''$ W, a distance of 53.64 feet to a point;
Thence N $88^{\circ} 42' 59''$ W, a distance of 121.72 feet to a point;
Thence S $05^{\circ} 55' 38''$ W, a distance of 22.04 feet to a point;
Thence N $84^{\circ} 04' 22''$ W, a distance of 125.61 feet to a point;
Thence N $54^{\circ} 19' 44''$ W, a distance of 79.57 feet to a point;
Thence N $47^{\circ} 04' 07''$ E, a distance of 51.10 feet to a point;
Thence N $00^{\circ} 16' 09''$ W, a distance of 485.63 feet to a point;
Thence N $58^{\circ} 37' 40''$ E, a distance of 29.20 feet to a point on the west boundary line of Said Tract B;
Thence along said west boundary line, N $0^{\circ} 16' 09''$ W, a distance of 129.02 feet to the northwest corner of Said Tract B, a point on the southerly boundary line of Pitchfork Townhomes Addition to the Town of Jackson, a subdivision of record in Said Office as Plat no. 713;
Thence along the northerly line of Said Tract B and the southerly line of Said Pitchfork Townhomes Addition, S $58^{\circ} 54' 59''$ E, a distance of 156.35 feet to a corner of Said Tract B, the northwest corner of Tract A as shown on Said Map T-71D;
Thence along the line between said tracts A and B thorough the following courses and distances:
S $31^{\circ} 08' 57''$ W, a distance of 34.90 feet to a point;
S $24^{\circ} 57' 35''$ E, a distance of 116.33 feet to a point;
S $58^{\circ} 54' 43''$ E, a distance of 108.85 feet to a point;
N $89^{\circ} 56' 21''$ E, a distance of 69.09 feet to the northeast corner of Said Tract B and the southeast corner of Said Tract A, which corner lies on the west boundary line of Tract AA as shown on Said Map T-71C;
Thence departing the line between Said Tracts A and B and proceeding along the east boundary line of Said Tract B and the west boundary line of Said Tract AA, S $03^{\circ} 36' 11''$ W, a distance of 40.26 feet to a point;
Thence along the line between Said Tracts AA and BB through the following courses and distances:
S $58^{\circ} 54' 02''$ E, a distance of 88.98 feet to a point;
N $89^{\circ} 51' 02''$ E, a distance of 69.00 feet to the northeast corner of Said Tract BB and the southeast corner of Said Tract AA;
Thence departing the line between Said Tracts AA and BB and proceeding along the east line of Said Tract BB, S $00^{\circ} 02' 30''$ E, a distance of 51.50 feet to a point;
Thence continuing along said east line, Tract BB, S $00^{\circ} 04' 39''$ E, 121.44 feet to the Point of Beginning.

Containing 5.037 Acres, more or less.

PARCEL 5
(5A & 5B Combined)

That part of the NE ¼ SW ¼ of Section 34, T41N, R116W, within the incorporated limits of the Town of Jackson, Teton County, Wyoming described as follows:

BEGINNING at the northeast corner of said NE ¼ SW ¼; thence 01°-56.5'W, 1253.65 feet along the east line of said NE ¼ SW ¼ to the southeast corner thereof; thence S89°-54' W, 1332.41 feet along the south line of Said NE ¼ SW ¼ to the southwest corner thereof; thence N01°-55'E, 424.85 feet along the west line of said NE ¼ SW ¼ to the southwest corner of that tract of record in the office of the Clerk of Teton County in Book 11 of Deeds on page 312; thence S89°-58.5'E, 427.64 feet (East, 400 feet rec.) along the south line of said Tract in Book 11 of Deeds on page 312 to the southeast corner thereof; thence N00°-01.5'W, 830.17 feet (North, 830 feet rec.) along the east line of said Tract in Book 11 of Deeds on page 312 to the northeast corner thereof on the north line of said NE ¼ SW ¼; thence 89°-57'E, 933.34 feet along said north line of the CORNER OF BEGINNING;

And that parcel of land conveyed to Snow King Resort, Inc. a Wyoming corporation by instrument dated October 14, 1998, recorded October 26, 1998 in book 363 of Photo, page 1074 to 1076, more particularly described as follows:

A tract of land in the SE ¼ NW ¼ of Section 34, T41N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming, being a portion of Tract BGB as shown on Map T-71-C as recorded in the Office of Teton County Clerk, and being more particularly described as follows:

Beginning at the Southeast Corner of Said Tract BB, the center one-quarter corner of Said Section 34;

Thence along the southerly boundary line of Said Tract BB, S89°56'17"W, 153.71 feet to a point;

Thence N18°38'21"E, 97.18 feet to a point;

Thence N71°21'39"W, 42.01 feet to a point on the westerly boundary line of Said Tract BB;

Thence along said westerly boundary line, N3°35'36"E, 50.85 feet to a point;

Thence departing said westerly boundary line and proceeding N89°55'38"E, 159.06 feet to a point on the easterly boundary line of Said Tract BB;

Thence along said easterly boundary line S0°04'39"E, 156.30 feet to the Corner of Beginning.

Excepting therefrom: Conveyance to SK Land Limited Liability Company dated October 20, 1998, recorded October 26, 1998 in Book 363 of Photo, page 1068 to 1073, said parcel being more particularly described as follows:

Beginning at the Southwest Corner of Tract B as shown on Map T-71-D as recorded in the Office of the Teton County Clerk:

Thence along the southerly line of Said Tract B, S89°54'07"E, 15.37 feet to a point;

Thence N71°21'39"W, 53.64 feet to a point;

Thence N88°42'59"W, 121.72 feet to a point;

Thence S5°55'38"W, 22.04 feet to a point;

Thence N84°04'22"W, 125.61 feet to a point;

Thence N54°19'44"W, 79.57 feet to a point;

Thence N47°04'07"E, 51.10 feet to a point;

Thence N0°16'09"W, 485.63 feet to a point;

Thence N58°37'40"E, 29.20 feet to a point on the westerly boundary line of Said Tract B, Map T-71-D;

Thence along said westerly boundary line, Tract B S0°16'09"E, 558.05 feet to the Corner of Beginning.

The total area of Parcels 5 is approximately 30.82 Acres

PARCEL #6
KM6 LLC

Property described by a metes and bounds survey as follows:

Beginning at Corner No. 1, the northwest corner of the tract hereby conveyed, the said Corner No. 1 being 344 feet north of the East-West Quarter Section line through Section 34, T41N, R116W, (6th P.M.) and 950 feet east of the west line of said Section 34, thence easterly and parallel to the aforesaid Quarter Section line for 633.14 feet to Corner No. 2, thence southerly and parallel to the aforesaid west line of Section 34 for 344 feet to the aforesaid Quarter-Section line and to Corner No. 3, thence westerly along said Quarter Section line for 633.14 feet to Corner No. 4, thence northerly and parallel to the aforesaid west line of Section 34 for 344 feet, more or less, to Corner No. 1, the point of the beginning. All bearings being true bearings and the tract thus enclosed containing five (5.0) acres more or less, lying wholly within the S ½ NW ¼, Section 34, T41N, R116W, (6th P.M.) together with all improvements situated thereon and all rights and privileges pertaining thereto.

The area of this parcel is approximately 4.92 Acres.

PARCELS 7-A, 7-B, 7-C & 7-D

These parcels are owned by the Town of Jackson and leased to Snow King Resort, Inc. under lease agreements dated April 22, 1994 extending through May 1, 2033. These parcels are described in Exhibits H-1, H-2, I and J to the Ski Shelter, Ski Lift and Mountain Tract lease and Exhibit A to the Ice Rink Tract lease.

These parcels aggregate to approximately **34.196** Acres.

PARCEL 8

That part of the NW ¼SW¼ of Section 34, T41N, R116W, within the incorporated limits of the Town of Jackson, Teton County, Wyoming it being the intent to redescribe Tract No. 1 of the record in the Office of the Clerk of Teton County in book 11 of Deeds on page 313 as follows:

BEGINNING at the west one-quarter corner of the said Section 34; thence N89°-54.5'E, 792.36 feet (N89°-46'E, 793 feet rec.) along the north line of said NW ¼ SW ¼ to a corner; thence S00°18'E, 425.85 feet (South, 429 feet rec.) to a corner; thence N89°-49.5'W, 807.92 feet (West, 793 feet rec.) to an intersection with the west line of said NW ¼ SW ¼; thence N01°-48.5'E, 422.32 feet (North, 429 feet rec.) along said west line to the CORNER OF BEGINNING; EXCEPTING THEREFROM conveyance to the Town of Jackson for the Ice Rink Tract as contained in instrument dated April 24, 1992, recorded July 17, 1992 in Book 255 of Photo, page 15 to 17, more particularly described as follows:

A tract of land in the NW ¼ SW ¼ of Section 34, T41N, R116W, in the Town of Jackson, Teton County, Wyoming described as follows:

Beginning on the north line of said NW ¼ SW ¼ at a 3" diameter brass cap on an iron pipe marking a corner of Aspen Hill Cemetery, and from which the Northwest corner of said NW ¼ SW ¼ is S 89°54'00"W, 792.23 feet, the Base Bearing for this description,

Thence S 00° 18'26"E, 277.90 feet along the west line of the Aspen Hill Cemetery to a point;

Thence S 00° 02'00"W, 206.99 feet to a point;

Thence N 00° 58'00"E, 120.00 feet to a point;

Thence S 89° 02'00"E, 14.00 feet to a point;

Thence N 00° 58'00"E, 90.00 feet to a point;

Thence N 89° 02'00"W, 16.00 feet to a point;

Thence N 00° 58'00"E, 26.00 feet to a point;

Thence N 89° 02'00"W, 35.00 feet to a point;

Thence N 00° 58'00"E, 37.41 feet to a point; on the north line of said NW ¼ SW ¼;

Thence N 89° 54'00"E, 237.85 feet along said north line to the Point of Beginning;

Encompassing an area of 1.296 acres, more or less.

The total area of Parcel 8 is approximately **6.494** Acres.

LEASE PARCEL

Exhibit H-1

That part of Blocks 7,8 and 9, Aspen Drive, Laural Drive, King Street and the area designated Parking in the Meadowland Addition to the Town of Jackson, recorded as plat number 127 in the Office of the Clerk of Teton County, Wyoming described as follows:

Beginning at the Northeast corner of said Parking area on the south line of Snow King Avenue (Norwood Ave.) the northwest corner of the "Murie Tract," THENCE South 00 degrees 12 minutes 53 seconds West for a distance of 136.08 feet along the east line of said Addition to a point;
 THENCE North 88 degrees 18 minutes 02 seconds West for a distance of 24.36 feet to a point;
 THENCE North 80 degrees 11 minutes 02 seconds West for a distance of 74.35 feet to a point;
 THENCE North 74 degrees 23 minutes 12 seconds West for a distance of 54.84 feet to a point;
 THENCE South 16 degrees 21 minutes 46 seconds West for a distance of 28.35 feet to a point;
 THENCE South 06 degrees 29 minutes 47 seconds East for a distance of 7.85 feet to an intersection with the east west mid-section line of section 34, T41N, R116W;
 THENCE South 89 degrees 54 minutes 00 seconds West for a distance of 282.13 feet along said mid-section line to a point;
 THENCE South 89 degrees 53 minutes 50 seconds West for a distance of 49.85 feet continuing along said line to a point;
 THENCE North 07 degrees 54 minutes 12 seconds West for a distance of 127.80 feet to a point;
 THENCE North 72 degrees 02 minutes 48 seconds East for a distance of 70.00 feet to a point;
 THENCE South 54 degrees 19 minutes 35 seconds East for a distance of 38.41 feet to a point;
 THENCE North 89 degrees 54 minutes 15 seconds East for a distance of 69.70 feet to a point;
 THENCE North 47 degrees 28 minutes 01 seconds East for a distance of 45.91 feet to a point;
 THENCE North 59 degrees 23 minutes 01 seconds East for a distance of 50.07 feet to a point;
 THENCE East for a distance of 5.25 feet to a point;
 THENCE North 00 degrees 02 minutes 30 seconds West for a distance of 161.45 feet to an intersection with the north line of said block;
 THENCE South 89 degrees 59 minutes 45 seconds East for a distance of 258.81 feet along the north line to the POINT of BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 2.75 acres more or less.

MOUNTAIN TRACT

Exhibit J

NW1/4SW1/4 of Section 34, T41N, R116W, Teton County, Wyoming, excepting therefrom the North 429 feet.

LEGAL DESCRIPTION
FOR A
PARKING AREA

Exhibit H-2

That part of Blocks 7,8 and 9, Aspen Drive, Laural Drive, King Street and the area designated Parking in the Meadowland Addition to the Town of Jackson, recorded as plat number 127 in the Office of the Clerk of Teton County, Wyoming described as follows:

Beginning at a point on the east-west mid-section line of Section 34, which is S 89° 54' 00"E, 35.00 feet from the west 1/4 corner of said Section, Thence N 00° 13' 00"E, 66.00 feet parallel with the west line of said subdivision to a point,
 Thence N 89° 56' 59"E, 150.81 feet to a point,
 Thence N 79° 16' 02"E, 35.73 feet to a point,
 Thence N 60° 43' 41"E, 58.86 feet to a point,
 Thence N 47° 13' 04"E, 48.28 feet to a point,
 Thence N 33° 54' 07"E, 51.74 feet to a point,
 Thence N 24° 27' 24"E, 29.55 feet to a point,
 Thence N 88° 25' 34"E, 16.55 feet to a point,
 Thence N 01° 45' 13"W, 139.37 feet to an intersection with the south line of Snow King Avenue (Norwood Ave.),
 Thence S 89° 59' 45"E, 41.99 feet along said south line to the northwest corner of Phil Box Park Parcel,
 Thence S 89° 59' 45"E, 551.88 feet along the west line of said park parcel to a point,
 Thence S 63° 44' 48"W, 778.37 feet along the west line of said park parcel to a point on said east-west mid-section line,
 Thence N 89° 54' 00"W, 222.09 feet to the POINT OF BEGINNING.

Together with and subject to any covenants, easements, and restrictions of record.

Said property contains 2.63 acres more or less.

SNOW KING ICE RINK TRACT

Exhibit A

A tract of land in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 34, T41N, R116W, in the Town of Jackson, Teton County, Wyoming, described as follows:

Beginning on the north line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ at a brass cap on a 2" diameter steel pipe marking a corner of Aspen Hill Cemetery, from which the northwest corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ is S 89°54'00"W, 792.23 feet, the Base Bearing for this description,

THENCE S 00°18'26"E, 202.00 feet along the west line of the Aspen Hill Cemetery to a point;

THENCE S 89°54'00"W, 195.35 feet parallel with the north line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ to a point;

THENCE N 00°06'00"W, 242.00 feet perpendicular to said north line to a point;

THENCE S 89°54'00"W, 37.50 feet parallel with said north line to a point;

THENCE N 00°06'00"W, 40.00 feet perpendicular to said north line, to the intersection with said north line to a point;

THENCE N 89°54'00"E, 231.83 feet along said north line to the Point of Beginning;

Encompassing an area of 1.296 acres, more or less.

SKI LIFT LEGAL DESCRIPTION
TRACK OF
 A SKIER EASEMENT

Exhibit I

An easement for skiers and associated people moving lift operations across that part of Blocks 7, 8 and 9, Aspen Drive, Laural Drive, King Street and the area designated parking in the Meadowland Addition to the Town of Jackson, recorded as plat number 127 in the Office of the Clerk of Teton County, Wyoming described as follows:

Commencing at the northeast corner of said parking area on the south line of Snow King Avenue (Norwood Ave.) the northwest corner of the "Murie Tract," THENCE North 89 degrees 59 minutes 45 seconds West for a distance of 258.81 feet along the south line of said Snow King Avenue to a point;
THENCE South 00 degrees 02 minutes 30 seconds East for a distance of 87.44 to the POINT OF BEGINNING of this easement;
THENCE continuing South 00 degrees 02 minutes 30 seconds East for a distance of 74.02 feet to a point;
THENCE West for a distance of 5.25 feet to a point;
THENCE South 59 degrees 23 minutes 01 seconds West for a distance of 50.07 feet to a point;
THENCE South 47 degrees 28 minutes 01 seconds West for a distance of 45.91 feet to a point;
THENCE South 89 degrees 54 minutes 35 seconds West for a distance of 69.70 feet to a point;
THENCE North 54 degrees 29 minutes 35 seconds West for a distance of 38.41 feet to a point;
THENCE South 72 degrees 02 minutes 48 seconds West for a distance of 70.00 feet to a point;
THENCE North 07 degrees 54 minutes 12 seconds West for a distance of 20.00 feet to a point;
THENCE North 69 degrees 57 minutes 17 seconds East for a distance of 176.76 feet to a point;
THENCE North 71 degrees 30 minutes 44 seconds East for a distance of 30.25 feet to a point;
THENCE North 45 degrees 22 minutes 41 seconds East for a distance of 56.89 feet to a point;
THENCE East for a distance of 17.19 feet to the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.32 acres more or less.

DIVISION 2500. PLANNED RESORT (PR) DISTRICT**SECTION 2510. PURPOSE AND INTENT**

The purpose of the Planned Resort District standards are to provide for and guide the creation or continuation of a planned development configured around a major recreational activity. The intent of this District is to:

- A. Encourage recreational activities that rely on indigenous natural attributes of the area, contribute to the community's character and economy and have had a long-standing, beneficial role in the community; and
- B. Provide flexibility for planning and developing recreational resort facilities in a creative, efficient and coordinated manner in order to provide quality visitor experiences; and
- C. Create a process in which applicants, Teton County and the Town of Jackson collaborate with landowners in planning and designing resort master plans that meet community goals and respond to the unique circumstances of the resort area; and
- D. Permit resort development that contributes to expanding the winter and shoulder economic seasons; and
- E. Ensure that resort plans incorporate a mix of land uses, promote alternative modes of transportation, and provide a pedestrian-oriented community in order to alleviate traffic-related impacts; and
- F. Ensure resort plans are consistent with the Comprehensive Plan, and therefore, are beneficial to the community; and
- G. Enable long-range planning for infrastructure, capital facilities, and community land use patterns by establishing a level of predictability in the maximum potential size and character of each resort area; and
- H. Ensure a balance is maintained between tourism and community that promotes social diversity but does not cause undesired shifts away from rural, western community character; and
- I. Produce resort plans that make significant contributions toward protecting attributes of the community that are considered critical to the community's long-term health, welfare, and well being.

SECTION 2520. APPLICABILITY

- A. **PR District.** Only those lands described below shall be eligible for PR District (hereinafter Planned Resort,) zoning. The intent is that a limited number of PR Districts be created and only in locations that are consistent with the Jackson/Teton County Comprehensive Plan.

1. **Snow King Ski and Summer Resort.** For the purposes of this Division, this area shall be known as "Snow King" and shall encompass the property mapped in Section 2550.M.3.g, Area description.

SECTION 2530. PROCEDURE

This procedure is intended to promote collaboration among landowners, the County, and the Town of Jackson in designing land development standards specific for each resort area. While one or more landowners may propose a Planned Resort master plan, and maintain the role of the applicant as identified herein, all landowners within a resort area are encouraged to participate in the design of the Master Plan. Participation of all landowners within the PRD, however, is not required for the Town to adopt a Master Plan for the Planned Resort.

- A. **Master plan review and approval.** Public review and approval for Planned Resort master plans follows the procedures set forth for Sketch Plans and serves as a Sketch Plan pursuant to Section 51200, Development Plan. The standards for review of the master plan, however, are the standards set forth in this Division, in order to allow for flexibility and creativity in the master plan and discretionary review thereof.
 1. **Purpose and intent of master plan.** The purpose of a Planned Resort master plan is to establish the development standards and serve as a guide to all future development within the Planned Resort. The Planned Resort master plan is intended to be of sufficient detail to describe the amount, type, size, location, and impact of the proposed resort, but technical specifications of the proposed development, such as fully engineered plans or fully detailed architectural drawings, are not required.
 2. **Submittal components.** A Planned Resort master plan application shall include all lands in a given resort area, as listed in Section 2520, Applicability. The minimum requirements for a master plan application shall be established by the Planning Director and shall include, but not be limited to:
 - (a) Statement of Purpose
 - (b) Master Site Plan
 - (c) Dimensional Limitation Plan
 - (d) Design Guidelines
 - (e) Transportation Demand Management Plan
 - (f) Housing Mitigation Plan
 - (g) Capital Improvements Plan
 - (h) Land Use Plan
 - (i) Phasing Plan
 - (j) Community Services Element (optional)
 3. **Recordation.** Upon approval, the Planned Resort Master Site Plan and a Certificate of Standards and Conditions, and any amendments thereto, shall be recorded in the Teton County, Wyoming Clerk's Office. The Certificate shall be in the form of an affidavit and

shall detail the Planned Resort master plan conditions of approval and the development standards to be applied within the Planned Resort, as well as any other standards, conditions, or agreements pertaining to future development or responsibilities of landowners within the Planned Resort. The Planning Director shall prepare the affidavit in a form acceptable to the Town Attorney.

4. **Joint review by Town and County.** In addition to the review procedure set forth in Section 51200, Development Plan, the Town Planning Commission and Town Council shall make recommendations to the County Planning Commission and Board of County Commissioners regarding any Planned Resort master plan application within unincorporated portions of Teton County. For the same purpose, the Town Planning Commission and the Town Council shall receive and consider recommendations from the County Planning Commission and Board of County Commissioners regarding any Planned Resort master plan application in the Town of Jackson.
 - a. **Purpose.** The purpose of the County's and Town's review of any Planned Resort in the other jurisdiction is to recognize the impact of resorts on neighboring jurisdictions and to provide an opportunity for cooperation in planning and mitigation of potential impacts.
 - b. **Intent.** The intent of review is for the County Planning Commission and Board of County Commissioners to have an opportunity for review and comment on a proposed Master Plan. The role of Teton County is advisory only and does not include a voting participation in review of the Planned Resort master plan.
- B. **Final Development Plan review and approval.** After approval of a Planned Resort master plan, Final Development Plan and building permit approvals are required prior to commencement of any construction or operation of any new land use within the Planned Resort.
 1. **Final Development Plan application.** Final Development Plan applications shall be in accordance with the Planned Resort master plan and shall be reviewed and approved pursuant to Section 51200, Development Plan. No Sketch Plan review is required. No Final Development Plan shall be approved unless the proposal is consistent with the Planned Resort master plan.
 2. **Phasing.** A Final Development Plan application may encompass only an increment of the total resort development in accordance with an approved phasing plan.
- C. **Other development options.** The purpose of this subsection is to provide development options for properties within the Planned Resort District prior to adoption of a Planned Resort master plan, for individual properties which comprise a minor component of a Planned Resort District, and for properties which are not included in an approved Planned Resort master plan.
 1. **Prior to master plan approval.** Until such time as a Planned Resort master plan is approved, development shall only be permitted in accordance with dimensional standards

and limitations listed for Auto-Urban Commercial/Lodging Overlay (AC/LO) and Auto-Urban Residential (AR) in Table 2400, Schedule of Dimensional Limitations, except that for non-residential development, the Floor Area Ratio (FAR) shall be limited to .25. Uses allowed shall be those listed for AC/LO and AR in Table 2200, Use Schedule.

2. **Prior to master plan approval - waiver for individual properties.** Upon written request of the applicant, the Town Council may for individual properties waive the limitations set forth in this subsection if the Council finds that the property constitutes a minor component of the total Planned Resort District, and development of the property prior to adoption of a master plan will not compromise the purpose or intent of the Planned Resort District or these Land Development Regulations. In the event Council waives the limitations as described herein, the applicant may submit a Sketch Plan or Final Development Plan, as appropriate, pursuant to Section 51200, Development Plan. Standards for review and approval shall be those applicable standards set forth in Section 51200, Development Plan and in Section 2550.M, Character element.
3. **Standards for properties not part of an approved master plan.** Immediately upon approval of a Planned Resort master plan any parcels not included in the master plan may be developed in accordance with the dimensional standards and limitations listed for Auto-Urban Residential (AR) in Table 2400, Schedule of Dimensional Limitations. Uses allowed shall be those listed for the AR in Table 2200, Use Schedule. Approval of any development shall be in accordance with Section 51200, Development Plan.

SECTION 2540. STANDING, AMENDMENTS, EXPIRATION, EXTENSION AND RECONSIDERATION

- A. **Standing of Planned Resort master plan.** An approved Planned Resort master plan shall specify the development standards for the Planned Resort. Upon approval of a Planned Resort master plan, any amendments to these Land Development Regulations shall not affect the approval of the Planned Resort master plan, or the conditions of approval, provided development within the Planned Resort proceeds in accordance with an approved phasing plan and provided none of the conditions occur that prescribe expiration of the Planned Resort master plan, pursuant to Section 2540.C, Expiration.
- B. **Amendment of master plan.** Any amendment to the Planned Resort master plan shall be reviewed and acted upon pursuant to the procedures set forth in this Division for review and action on the original master plan. The amendment shall be subject to all applicable standards of this Division and these Land Development Regulations that are in effect at the time of review of the amendment. Notwithstanding, minor deviations from a Planned Resort master plan may be approved by the Planning Director, pursuant to Section 51200.J, Minor deviations.
- C. **Expiration.**
 1. **Time-frame.** A Planned Resort master plan shall expire three (3) years from the date of its approval unless a sufficient application for Final Development Plan, in accordance with the approved phasing plan, is filed with the Planning Department. A Planned Resort master

plan shall expire five (5) years from the date of its approval unless there is commencement of construction or operation of land uses or activities in accordance with the approved phasing plan. Notwithstanding, alternate time frames for expiration of a Planned Resort master plan may be established in an approved phasing plan.

2. **Effect.** Upon expiration, approval of a Planned Resort master plan shall become null and void, and all rights that are established by the master plan shall expire.
- D. **Extension.** A Planned Resort master plan approval may be extended by the Town Council provided a written request for extension is received at least thirty (30) calendar days prior to expiration of the Planned Resort master plan.
1. **Procedure.** The request for extension shall be reviewed by the Town Council at a regularly scheduled meeting, by which time a public hearing notice shall be advertised and any necessary information pertinent to the extension request can be made available. The Planned Resort master plan shall be deemed extended until the Town Council acts upon the request for extension.
 2. **Grounds for extension.** The grounds for extending a Planned Resort master plan approval shall be specified by the Town Council and shall include, but not be limited to, the following:
 - a. **No change in conditions.** Conditions in the community have not substantially changed since the original Planned Resort master plan approval. No extension shall be granted if the Town Council finds that changes in the community result in the resort plan being consistent with the community's land use patterns, these LDRs, or the community's ability to provide infrastructure and services to accommodate the resort.
 - b. **Good faith efforts.** Activities and investments on the part of landowners within the Planned Resort demonstrate good faith efforts in pursuing the development permitted by the Planned Resort master plan.
- E. **Reconsideration.** If development within a Planned Resort fails to proceed in general accordance with the approved phasing plan, the Town Council may require reconsideration of the Planned Resort master plan and either amend the phasing plan or revoke the master plan, as appropriate.
1. **Amendment.** Amendment of the phasing plan shall be appropriate if either an acceptable alternative phasing plan that meets the standards of this Division or a development schedule acceptable to the Town Council for regaining compliance with the original phasing plan is presented.
 2. **Revocation.** Revocation of the master plan shall have the effect of forfeiting all rights within the Planned Resort to any further development according to the Planned Resort master plan and shall be appropriate if:

- a. No material progress has been made in development of the resort for ten (10) consecutive years, or
 - b. There is substantial noncompliance with the performance objectives specified in the conditions of approval, or the monitoring program, and no agreement can be reached between representatives of the landowners within the Planned Resort or applicant of record and the Town Council for bringing the resort development into compliance with the standards of this Division.
3. **Procedure.** The Town Council shall hold a public hearing, in accordance with Section 5120.E, Notice of public hearings, and Section 5120.F, Public hearing procedure, for the purpose of examining the development that has occurred within the Planned Resort and its consistency with the Planned Resort master plan. The Town Council shall issue a determination as to whether amendment or revocation of the master plan is appropriate, in accordance with the above specified standards. Amendments to the master plan shall be accomplished pursuant to Section 2540.B, Amendment of master plan.

SECTION 2550. STANDARDS APPLYING TO ALL PLANNED RESORTS

- A. **Consistency with Comprehensive Plan.** Planned Resort master plans shall be consistent with the goals and objectives of the Jackson/Teton County Comprehensive Plan.
- B. **Compliance with Land Development Regulations.** A Planned Resort master plan shall comply with the standards of these LDRs. Notwithstanding, the applicant for a Planned Resort master plan may propose, and the Town Council may approve, alternative standards for development that are consistent with the purpose and intent of this Division. It is fully consistent with this Division that Planned Resorts may have dimensional, design, and other development standards different from those described in other sections of these LDRs due to the unique circumstances of, and community objectives for, resort development.
- C. **Statement of purpose.** The Planned Resort master plan shall have a Statement of Purpose which describes the applicant's rationale for resort expansion and the design theme of the resort development. The Statement also shall describe how the resort master plan fulfills the intents of this Division, as specified in Section 2510, Purpose and Intent.
- D. **Master Site Plan.** The Planned Resort master plan shall have a Master Site Plan that clearly illustrates the proposed development and the site to the satisfaction of the Planning Director.
- E. **Dimensional Limitation Plan.** The Planned Resort master plan shall have a Dimensional Limitation Plan which specifies dimensional limitations necessary to achieve the design theme identified by the applicant. The plan shall include floor areas and floor area ratios, densities, landscape ratios, height, setbacks, building envelopes, etcetera, or other lines delineating areas on which restrictions of development are to be imposed and areas in square feet for each lot or building.

Any dimensional limitations unspecified by the Planned Resort master plan shall be established by the standards set forth in Section 2530.C, Other development options.

- F. **Housing element.** The Planned Resort master plan shall have a housing element is to ensure a supply of affordable and employee housing that is commensurate to the demand for housing created by development within the Planned Resort.
1. **Affordable housing.** Affordable housing shall be provided in conjunction with residential development pursuant to Division 49400, Residential Affordable Housing Standards, of these LDRs.
 2. **Employee housing.** Employee housing shall be provided in conjunction with nonresidential development pursuant to Division 49500, Employee Housing Standards, of these LDRs.
 - a. **Employee housing calculations.** Since development of a Planned Resort may span time periods over which numbers of employees and their salaries may fluctuate, the calculations performed in developing a Housing Mitigation Plan shall use data current for the most recent full year prior to application for Planned Resort master plan.
 - b. **Master plan estimate.** The number of employees required to be housed and the locations where they will be housed, as presented in the Planned Resort master plan, shall be treated as an estimate/concept, and shall be finalized by the Planning Director as Final Development Plans within the Planned Resort are reviewed and acted upon. Each approved Final Development Plan shall establish the actual number of employees required to be housed and the locations in which they will be housed for that portion of the Planned Resort master plan.
- G. **Design element.** The Planned Resort master plan shall include design guidelines, and a mechanism for their implementation, that establish design parameters for both buildings and spaces in the Planned Resort. The design theme of the resort shall be defined by the applicant and be consistent with the standards of this Division. This subsection establishes concepts that the design guidelines shall address; the design guidelines shall be evaluated as to whether or not they address these concepts, as well as character objectives for specific resorts set forth in Section 2550.M, Character element. The design guidelines shall be prepared by an architect or landscape architect licensed in the State of Wyoming; preparation by a person or persons of similar expertise may be permitted by the Planning Director.
1. **General.** The design theme of the Planned Resort shall have an emphasis on outdoor recreational activities and create a sense of place. A sense of place is created when site planning and architecture:
 - a. Concentrate activities and human interaction into identifiable spaces, such as a plaza or mall;

- b. Assemble a built environment that connects buildings, spaces and structures through common scale, design, and materials;
- c. Incorporate into the built environment the natural features and cultural heritage of the area; and
- d. Produce an identifiable image that is associated with the planned resort and with Jackson Hole.

There shall be visual continuity among the resort structures and design elements without unduly limiting variety in design. Development shall be compatible with the surrounding built and natural environment in both scale and character.

2. Architecture. Building design guidelines shall reflect:

- a. The community's architectural character and themes
- b. A human scale, pedestrian-orientation, which are created when:
 - (1) The height of buildings does not overwhelm people walking beside the buildings; and
 - (2) The ground level doors, windows and design features of buildings create an interesting diversity for people walking past the buildings.
- c. A built environment in keeping with the cultural and aesthetic values of the community
- d. Natural attributes of the immediate vicinity
- e. Building materials and colors compatible with the surrounding natural and built environment.

3. Bulk and scale. The design guidelines shall ensure the bulk and scale of individual buildings within the Planned Resort achieve compatibility with:

- a. Other structures within the Planned Resort when the resort development is completed, and
- b. Neighboring structures that are not a part of the resort, and
- c. The natural environment.

4. Signs. The design guidelines shall include a sign component that sets forth the sign theme for the Planned Resort and specifies criteria for determining permitted sign sizes, types, and

locations. The guidelines shall contain prototypical examples of all types of signs, including wall, canopy, freestanding, directional, and informational signs. The flexibility extended to Planned Resorts via this Division, to propose standards for signs different from those specified in Chapter 15.28, Signs, of the Jackson Municipal Code, is encouraged with the purpose of having sign guidelines in keeping with the unique character and needs of the resort.

5. **Lighting.** The design guides shall include an analysis of proposed project lighting. Areas to be illuminated (parking areas, walkways, entries, etc.) shall be identified, and general standards should be set forth. Identification of models and types of standards and fixtures is encouraged, but specific illumination plans and photometric footprints are not required. Generally, lighting shall be low-intensity, low-profile, and shielded to avoid "light pollution" and glare to off-site areas. General illumination standards are set forth in Section 49370, Exterior Lighting and Glare.
6. **Site planning.**
 - a. **Orientation and aspect.** Structures and public spaces within the Planned Resort, generally, shall be arranged with views of, and access to, the principal resort recreational amenity.
 - b. **Entrance features.** Entrances to the Planned Resort shall create a sense of arrival. A sense of arrival is created when the entrance into the Planned Resort is easily identifiable and is consistent with the design theme of the resort.
 - c. **Natural resources.** The site design shall highlight the natural resources within the Planned Resort and integrate them into the layout of the resort in order to promote a connection to the natural environment. Consequently, natural features of the site, such as significant vegetation, rock outcroppings, water bodies, etc., shall be preserved and incorporated into the project design to the extent practicable.
 - d. **Pathways and pedestrian facilities.** Pathways and pedestrian facilities, including access for the disabled, shall be integral components of the site design. The site shall provide an attractive, outdoor atmosphere that encourages use and reliance upon pathways and walkways.
 - (1) **Safe, convenient, and direct access.** Pathway and pedestrian systems shall provide safe, convenient, and direct access throughout the resort, to public lands, transit facilities and the existing or planned community pathway system, when adjacent to the resort.
 - (2) **Pathways.** Pathways shall be provided for nonmotorized transportation, except motorized wheelchairs for the disabled shall be permitted. Bicycle racks, ski racks, etc., shall be provided at various destination points within the resort.

- e. **Transportation facilities.** Site design shall integrate safe, convenient, and direct access to transportation services and facilities (i.e., bus shelters, information kiosks) and shall incorporate the facilities necessary for the proper functioning of the Transportation Demand Management Plan (see subsection H.2, below.)
 - f. **Circulation.** The layout of local streets, alleyways, and parking lots shall be sensitive to the natural terrain and landscape. Cut and fill areas shall be minimized, and natural features of the site such as wooded areas, rock outcroppings, and waterbodies, shall be preserved to the maximum extent practical.
 - g. **Access.** Safe vehicular access appropriate for refuse removal, recycling, emergency services, and delivery shall be provided. Service access shall not create unsafe conflicts with automobile and pedestrian access to primary destinations within the resort.
 - h. **Landscaping.** Project landscaping, including hardscape areas, shall be consistent with the overall design theme of the resort. Use of indigenous plant materials is encouraged. Existing vegetation shall be preserved and incorporated into the design of the project to the extent practical, especially wooded areas and other significant vegetation which provides shelter or habitat for wildlife.
7. **Character objectives.** Section 2550.M, Character element, contains character and size objectives specific to each resort area that shall be incorporated into the design guidelines.
- H. **Transportation element.** The Planned Resort master plan shall have a transportation element to ensure that resort development does not produce an amount of vehicular traffic that undermines the community's character, and endangers the public health, safety and welfare (i.e., noise, air quality and traffic impacts.) The Planned Resort master plan shall provide an optimum mix of automobile, transit, and pathway facilities within the resort, encourage coordination of all resort transportation facilities with the County-wide transportation system, promote design and management which encourages shifts from single-occupancy vehicle trips to multi-occupancy trips, or other transportation modes, and provide equitable cost sharing for facilities and services.
- 1. **Traffic impact analysis.** A traffic impact and access analysis is required. At a minimum, this analysis shall contain:
 - a. Projections of external vehicle trips generated by the Planned Resort.
 - b. Analysis of levels of service (LOS) impacts on roadway system segments and intersections serving the Planned Resort.
 - c. Specification of any improvements needed to roadway system segments and intersections as a result of increased traffic from the Planned Resort.

2. **Transportation Demand Management Plan.** The Planned Resort master plan shall include a Transportation Demand Management (TDM) Plan that demonstrates how the travel behavior of resort visitors and employees will be managed to minimize the number of vehicle trips on the roadway network resulting from the resort development. The Transportation Chapter of the Jackson/Teton County Comprehensive Plan will allocate a number of vehicle trips to various roadway segments, based upon the projected traffic demand and the planned character of the roadway segments. A goal of the applicant's TDM Plan shall be to manage the transportation demands of the resort so that it is consistent with the allocation of vehicle trips to the various roadway segments that serve the Planned Resort. Potential mechanisms for managing travel behavior may include, but are not limited to:
 - a. Increasing average vehicle occupancy
 - b. Shifting vehicular trips (resident and visitor) to public transit
 - c. Shifting vehicular trips (resident and visitor) to walking, bicycling and other nonmotorized means
 - d. Reducing vehicular trips through internal capture associated with mixed land use patterns.
 3. **Parking and loading.** The Planned Resort master plan shall provide parking and loading areas of sufficient amount and type to accommodate the resort's projected demand including parking for visitors and lodging guests, waiting and loading areas for transit vehicles and their passengers, and loading areas for delivery vehicles. Parking shall be designed to encourage nonmotorized transportation, transit and high occupancy vehicle use and discourage single-occupancy vehicle use.
- I. **Capital improvements element.** The Planned Resort master plan shall have a capital improvements element to ensure that infrastructure and essential services will be provided in an efficient and timely manner to accommodate projected resort demands. Planned Resort master plans shall include a capital improvements element that identifies service providers, analyzes impacts and proposes a capital improvements plan for facilities and services needed by the resort. Such facilities and services may include, but are not limited to: transportation (including transit, parking and pathways;) potable water and wastewater treatment services; waste management (hazardous and solid;) utilities; stormwater management and snow storage facilities.
1. **Identification and acknowledgment of service providers.** The applicant shall identify the provider of all infrastructure facilities and services included in the plan. Where services are to be provided by an entity other than the applicant, documents from the service provider shall demonstrate the commitment and ability to provide such service according to the Planned Resort master plan.
 2. **Impact analysis.** An impact analysis shall be performed for all facilities and services, unless waived by the Planning Director. Each impact analysis shall identify the following:

- a. The maximum daily peak capacity of existing facilities.
 - b. The current daily peak demand on existing capacity.
 - c. The daily peak capacity available for new development.
 - d. The projected daily peak demand generated by new development in the Planned Resort.
 - e. When development outside of a resort is reasonably anticipated to utilize the same infrastructure system as the resort, the Town of Jackson shall provide the applicant with estimated peak demand.
 - f. Any planned improvements by other entities, such as the Town of Jackson or the Teton Village Water and Sewer District, and the timing of such improvements.
 - g. Any deficits in daily peak capacity potentially resulting from development within the Planned Resort--either from a strict demand standpoint or from a timing standpoint--taking into account other potential new development outside the Planned Resort.
3. **Capital improvements program.** The capital improvements plan shall be consistent with the impact analysis and specify how any deficiencies in infrastructure will be remedied or mitigated, including descriptions of the infrastructure improvements, the responsibility and sources of funding for the improvements, and the timing for completion of improvements. Concept plans for improvements shall be included in the capital improvements plan; engineered plans shall be provided in the final development plan application for subsequent development.
- J. **Land use element.** The Planned Resort development shall have a land use element that identifies the land uses within a proposed Planned Resort. The land uses shall be consistent with both the applicant's design theme and the character objectives for the resort, as specified in Section 2550. M, Character element.
1. **Permitted uses.** The type of development permitted within a Planned Resort shall be set forth in the Planned Resort master plan and shall be consistent with the following:
 - a. Residential uses shall be permitted.
 - b. Uses necessary for operation of the resort's primary recreational activity (ski area, hot springs) shall be permitted.
 - c. Nonresidential uses that provide for the basic needs of the resort's lodging guests, day visitors, employees and vicinity residents shall be permitted.

- d. Regional-serving commercial uses which rely upon vehicle trips from a community-wide market area rather than the Planned Resort vicinity shall be prohibited, unless they are determined by the Town Council to be resort-related amenities.
 - e. Commercial amusement activities that are detrimental to the outdoor, natural resource character of Teton County shall be prohibited.
 - f. Special events such as music and dance festivals, art and craft shows, concerts, live theater, and similar events which are compatible with the resort and its facilities shall be permitted.
2. **Amount and type of development.** The amount and type of development in a Planned Resort master plan shall be consistent with:
- a. The applicant's rationale for resort expansion and the character objectives for the resort area pursuant to Section 2550.M, Character element.
 - b. The overall amount of development that can be permitted while preserving community character, as reflected in the Jackson/Teton County Comprehensive Plan and the Town and County's LDRs.
 - c. The amount of infrastructure capacity that can be provided while maintaining consistency with community character goals.
 - d. Providing a level of self-sufficiency within the resort, such that vehicle trips ending outside the resort are minimized.
- K. **Phasing element.** The Planned Resort development shall have a phasing element to ensure that development within a Planned Resort occurs in logical sequence within the Planned Resort, including amenities and necessary public service expansions. Planned Resort master plans shall contain a phasing plan that identifies the sequence of resort structures, uses and amenities, installation of infrastructure, implementation of the Transportation Demand Management Plan, Housing Mitigation Plan, and implementation of Planned Resort master plan conditions of approval.
- 1. **Description.** All structures, land use activities, mitigation strategies and infrastructure expansions proposed, including such activities and improvements on public lands, shall be included in the phasing plan.
 - 2. **Functional phases.** Each phase shall be self-sufficient, in conjunction with existing elements of the Planned Resort, i.e., transportation and parking needs, as well as amenities, for each phase shall be satisfied within each phase and shall not be dependent upon a future phase. Each phase shall represent a logical and compact extension of infrastructure and public services. In order to develop certain improvements in logical increments that provide for economies of scale, the phasing plan may propose that improvements required for an earlier phase be provided in a later phase only if:

- a. The delayed construction of the improvement does not create a negative impact or exacerbate an existing problematic condition, and
 - b. Financial assurance, in a form acceptable to the Town Council, is provided, i.e., letter of credit, that the improvement required for the earlier phase will be developed within a certain time-frame, even if later phases remain undeveloped.
3. **Coordinated with public services.** Phasing shall be coordinated with the improvements schedule or capital improvements program of public or semipublic service providers, as identified in the Capital Improvements Element.
4. **Relationship of phasing to overall resort plan.** Phasing shall implement the stated purpose of the Planned Resort master plan, i.e., if a destination ski area is the basis for the resort plan, the ski area facilities should not be the last increment of development. Similarly, open space dedications, amenities, and required performances that mitigate the impacts of the resort shall be developed or provided in proportion to the type and amount of development in each phase.
5. **Performance objectives.** The Town shall establish performance objectives as part of the Planned Resort master plan approval that ensure that development within the Planned Resort achieves the required mitigation of projected impacts on the community. The resort developers shall be responsible for ensuring that proposed mitigation measures are effective. For example, the resort approval may require vehicle trip reduction techniques in order to avoid undesired vehicle trips; performance objectives shall be identified and incorporated into a monitoring program, pursuant to subsection K.6, Monitoring program, below.
6. **Monitoring program.** A program for monitoring compliance with performance objectives for each phase of development shall be designed in a collaborative effort between the applicant(s) and the Town, and shall be set forth in the Planned Resort master plan approval. The monitoring program shall be implemented by the applicant, or an entity that equitably represents all landowners within the Planned Resort, and will include monitoring of TDM components, employee housing developments, and other such elements as identified by the Town Council.
 - a. **Program contents.** The monitoring program shall specify data collection needs, responsibility for data collection, techniques to be used in analyzing data, how the data shall be used to determine achievement of performance objectives, and the schedule for reporting to the Town the results of the monitoring effort.
 - b. **Program results.** Representatives of the landowners within the Planned Resort shall have three (3) reporting opportunities to demonstrate achievement of performance objectives. If, by the third scheduled report, the resort has been unable to meet any specified performance objective, the Planned Resort master plan may be subject to reconsideration pursuant to Section 2540.E, Reconsideration.

7. **Achievement of performance objectives.** Approval of future final development plans may be delayed until the performance objectives of the previous phases are met or a strategy for achieving them has been approved by the Town Council.
- L. **Community services element (optional.)** Resorts function as integral parts of the community by participating in civic initiatives and implementing the goals of the community. The optional community services element is intended to be a component of the Planned Resort master plan in which the benefits that the resort area provides to the community are acknowledged. Landowners within Planned Resorts are encouraged to continue with, and expand upon, programs designed to retain local access to the resort's main recreational activity and facilities. Community service programs help to maintain a balance at the resort between out-of-town visitors and the community, and contribute to the quality of life in the community. Examples of community services currently provided are:
1. Hosting activities for local disabled persons
 2. Hosting Parks & Recreation Department activities
 3. Providing trail head access to public forest land
 4. Hosting local nonprofit events, including free recreational activities and transportation
 5. Offering reduced facility rates for community events and nonprofit organizations
 6. Offering local appreciation and promotional reduction in activity fees
 7. Offering activity fees that are affordable to the permanent population
- M. **Character element.** The Planned Resort master plan shall have a character element to ensure that resort development is in keeping with the community's character and the planned character for the vicinity in which the resort development is located as described in this subsection. The standards set forth in this subsection are unique to each resort area in order to recognize the differences between the individual resorts, the planned character of their neighborhoods, and the community's expectation of resort development in that vicinity.
1. **General.** The standards specified in this Section are the minimum required, or maximum permitted, as indicated by a "no less than" or "no more than" statement. Minimum requirements may be increased in order to avoid or mitigate impacts of a specific Planned Resort master plan proposal, better achieve the character objectives for the resort, or better implement the goals and objectives of the Comprehensive Plan. Similarly, an applicant's ability to achieve the maximums permitted is dependent upon the Planned Resort master plan's avoidance or mitigation of negative impacts on the community, its achievement of the character objectives for the resort, or its contribution toward achievement of the goals and objectives of the Comprehensive Plan.

2. Definitions.

- a. **Guest.** A guest is a person who is accommodated in overnight lodging facilities within the Planned Resort. The number of guests is calculated by the "average peak occupancy" of the lodging accommodations.
- b. **Average peak occupancy.** For the purposes of this Section, the following average peak occupancies (APOs) shall be used in calculating the capacity of guest accommodations:
 - (1) **Hotel, motel, or similar lodging unit.** A hotel, motel, or similar lodging unit that exists as sleeping quarters only, and does not contain other types of living spaces such as a living room or kitchen, shall be assigned an APO of two (2.)
 - (2) **Dwelling unit.** A dwelling unit, used for short term rental, shall be assigned an APO of four (4.)
 - (3) **Other.** Other lodging facilities that do not meet the definitions above shall have an APO assigned that is the sum of the number of bedrooms the lodging facility contains multiplied by two (2.)

3. Snow King

- a. **Character and design.** As indicated on the Community Issues Map of the Jackson/Teton County Comprehensive Plan, Snow King Resort will continue its role as a unique, resort-oriented urban commercial node serving both visitors and residents. Improvements and expansions at Snow King will solidify its role as the main convention and conference facility in the community. Factors and resort characteristics important in Snow King's future development include:
 - (1) Capitalization on the location at the terminus of Snow King Avenue.
 - (2) Creation of a sense of arrival.
 - (3) Creation of an active, attractive, pedestrian streetscape along the eastern end of Snow King Avenue.
 - (4) An attractive, safe, and direct pedestrian streetscape connection to the Town Square.
 - (5) A layout that blends the edges of the resort into neighboring developments, creating a porous edge to the resort that encourages pedestrian travel into and through the area.

- (6) Structure sizes and layout that draw people into the resort area.
 - (7) A continuity of architecture and activities within the resort, creating a multi-use sense of place.
 - (8) Pathways throughout the resort and connections to the Jackson Hole pathways system.
 - (9) Continued provision of the amenities of "town hill" skiing.
- b. **Capacity.**
- (1) **Lodging.** Lodging capacity shall be for no more than 2,460 guests shall be provided within the Planned Resort.
 - (2) **Buildings.** There shall be no more than a total of 1,080,000 square feet of gross floor area for all facilities and all uses located within both the Building Envelopes and the Recreation Land Use Zones within Sub-Areas 1-6 as defined in the Snow King Master Plan, as well as, all development within Sub-Area 7 located within the Planned Resort District, but not part of the Snow King Master Plan (Pitchfork, Clark's Knoll, Grand Vista, Stevens, Remington). For purposes of allocating square footage 915,000 square feet shall be allocated to Sub-Areas 1-6 and 165,000 square feet to Sub-Area 7. The 1,080,000 square feet of gross floor area shall include all structures, both new, existing and all additions and/or redevelopment of structures. All floor area devoted to employee housing shall be exempt from the gross floor area calculation. With the exception of floor area devoted to employee housing, the total gross floor area shall include all floor area as defined by the Town's Land Development Regulations and as defined in the Planned Resort Master Plan for Snow King. (Ord. 668, § 1, 1/2001)
- c. **Land use.** Convention center facilities shall be provided necessary to serve a year-round convention market, including community needs for convention space. Commercial services provided, in addition to convention facilities, shall be essential services to on-site guests and supplemental neighborhood services. The commercial space shall be sized and designed for serving the needs of on-site guests of the resort and nearby residents.
- d. **Landscape surface area.** Within areas of the Planned Resort to be developed as lodging, conference, commercial and related facilities, the minimum landscape surface ratio shall be .25, exclusive of the already permitted residential development that exists upon the enactment of this Division (Clark's Knoll, Pitchfork Townhomes, Love Ridge, and Love Ridge Addition.) Notwithstanding, the Town Council may reduce the minimum landscape surface area to no less than twenty (20)

percent upon demonstration by the applicant that the following objectives are achieved with a reduced landscape surface area. The primary purposes of the landscaped areas within Snow King are to:

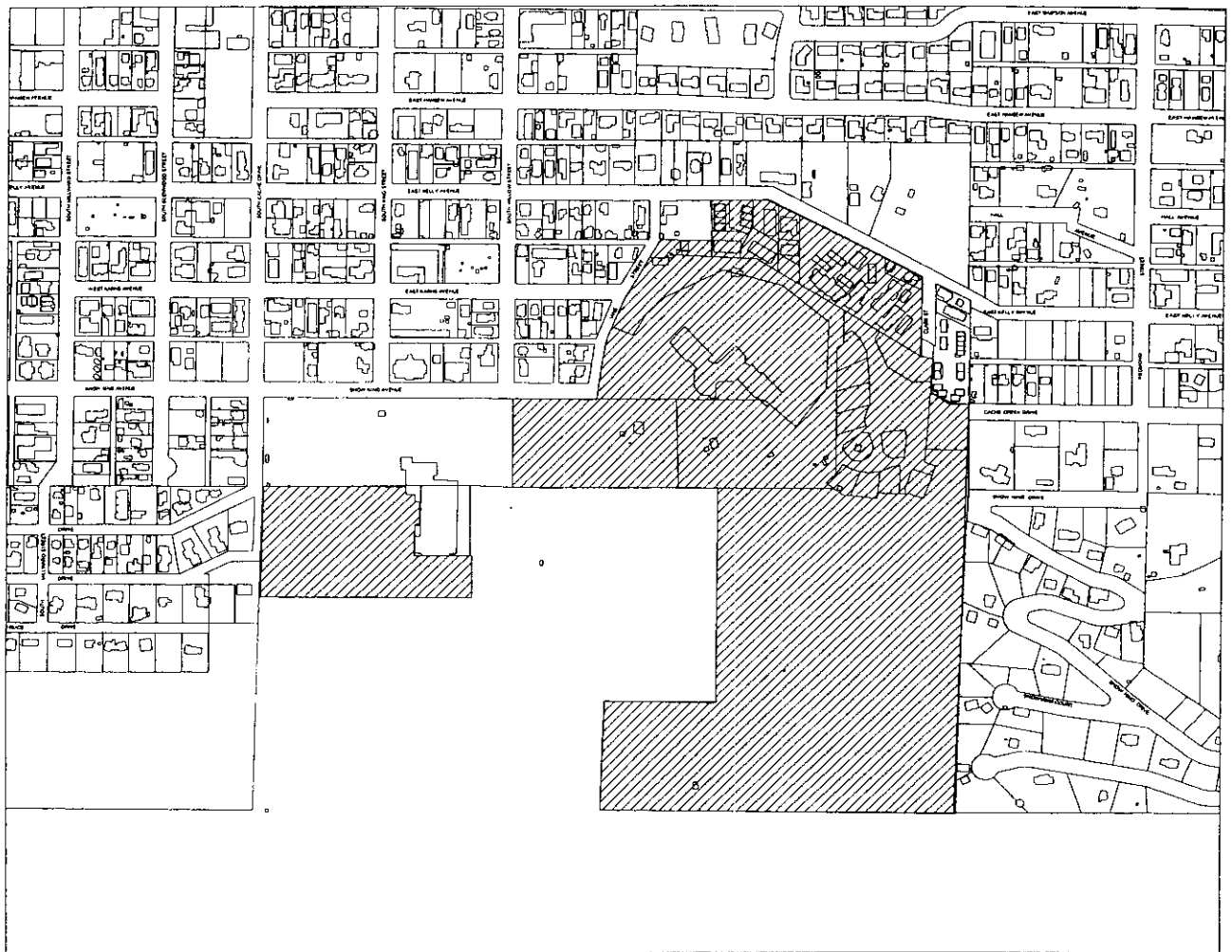
- (1) Create visually strong and attractive streetscapes.
 - (2) Create a porous edge to the Planned Resort such that residents and visitors in the surrounding areas are invited to enter the resort through attractive pedestrian ways.
 - (3) Support high quality urban design, including integral public spaces for interaction and public events.
- e. **Environmental analysis.** An EA with a visual component dealing with the potential visual impacts of development shall be performed pursuant to the procedures and standards of Division 3300, Scenic Resources Overlay (SRO) District. An EA shall be performed which recommends any action necessary to mitigate impacts to wildlife, migration corridors and crucial winter range.
- f. **Relationship to Town Square.** Programs and facilities shall be established that encourage nonmotorized access and public transit access to the Town Square and other Town tourist environs, in conjunction with Town of Jackson planning efforts and goals.

SECTION 2560. FINDINGS FOR APPROVAL

A Planned Resort master plan shall be approved only if all of the following findings are made.

- A. **Consistency with Comprehensive Plan.** The Planned Resort master plan is consistent with the goals and objectives of the Jackson/Teton County Comprehensive Plan.
- B. **Consistency with purpose and intent.** The Planned Resort master plan is substantially consistent with the purpose and intent of this Division, as set forth in Section 2510, Purpose and Intent.
- C. **Affordable and employee housing.** The Planned Resort master plan ensures a supply of affordable and employee housing that is in accordance with the requirements for housing created by development within the Planned Resort.
- D. **Design guidelines.** The Planned Resort master plan contains design guidelines that
 - 1. Establish standards for buildings, spaces, signs, and lighting within the Planned Resort;
 - 2. Promote the design concepts set forth in Section 2550.G, Design element; and
 - 3. Establish a method for consistent implementation of the guidelines.
- E. **Transportation element.** The Planned Resort master plan contains a traffic impact analysis and transportation demand management plan that:
 - 1. Promote multimodal forms of transportation that are consistent with the transportation goals of the Jackson/Teton County Comprehensive Plan;
 - 2. Manage the generation of resort related traffic to avoid undermining community character and endangering the public health, safety, and welfare; and
 - 3. Identify an equitable cost sharing plan for transportation facilities and services.
- F. **Capital improvements plan.** The Planned Resort master plan contains a capital improvements plan that ensures infrastructure and essential services will be provided in an efficient and timely manner to accommodate projected resort demands.
- G. **Land use element.** The Planned Resort master plan promotes land uses that support and maintain the character of the resort as specified in Section 2550.M, Character element.
- H. **Phasing plan.** The Planned Resort master plan contains a phasing plan that ensures:
 - 1. Development of the resort, its amenities, and public facilities necessary to serve the resort, occur in logical sequence and

- g. **Area description.** The following map depicts the Snow King area that is within the Planned Resort District.



Planned Resort District

Elev. 6222
37 packing spaces
above packing +
circulation

- 25 Parking spaces
- Some commercial
- 1,000 sq. ft. Lobby Reception & Lobby

- **Estimated:** 2,000
 - **Emphage:** 6,000
 - **Estimated:** 2,000
 - **Estimated:** 2,000

- Lodging: 14,000 Sh.
- 32 Bunks
- 64 Guests

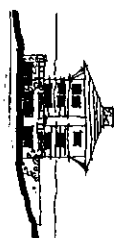
26
26

Pine Lodge

Lower level - 2nd fl.

- * FBG: 300 sq ft
- * Underground kitchen, service
storage - 7,000 sq ft

Street Name: Hwy. 9
 Interchange: 3.00000
 Left Lane: 1.00000
 Right Lane: 1.00000
 Total: 3.00000



Mt. Mourain Lodge

- Lodging: 14,000 sf. • 28 Eats. • 56 guests
- Lobby/Reception: 2,000 sf
- Meeting: 3,000 sf
- Employee housing: 3,000 sf
- Commercial: P&B: 3,000 sf
- Undergarment: Kitchen storage, services: 7,000 sf
- Recreational: summer only: 12
- Ground coverage - building: 11,000 sf

Mt. - Mountain Lodge

* 6 packing spacers
- 4 sample size units @ 625mg/ea
= 2500mg

- budget / tonnes: 4,000 25

• Selling: 27/000 Res: 4,000 =

- B packing units
- A employ as units

Typical Upper Love Ridge Area Building

Lower Love Ridge Addition Building

- low level:
 - 8 phasing wires
 - 2 amperes wire @ 1,000 sq inch = 2,000 sq

- 5 surface parking spaces
- Lodging/condos: 4,000 sq ft

1

Total:
• PAVEK!

- 2 employees extra; \$,000 ex.
- 4 condominium units
- 16 guests
- 8,000 sq. lodging
- 5,000 sq. bldg. ground cover.

Balance: 2,000 SF
Stocks

Contract:
 Contract # FFB: 2,000.25



SECOND Floor

Employee Housing: 7,000 sq ft
 Cafeteria: 1,000 sq ft
 Underground Storage: 2,000 sq ft
 Commercial: 2,000 sq ft
 Employee Housing: 4,000 sq ft

Lower BT:
Paving: 4,000 sq
12 cars

Upper ENT:
Packing = 4,000 EF
12 cats

LIST 1100A:
Employee Paying: 4,000.00

Second Floor:
Employee Housing: 4,000 sq

Employee housing Bldg. behind Pine Lodge

Underground Parking, B,000 sq. ft.
Employee Housing: 8,000 sq.

underground
storage: 2,000 gal

Basement Storage Bldg
behind S.K. Center:

Unterschiedliche Schwingung: 2,000 Hz

[illegible]

REMARKS	King	K.M.B	TOTAL
REMAIN. IN CASE	15.00	220	245
REPAIR & OILS, etc	2.00	80.00	102.00
WAGG. SUPPLANT & FUEL	2.00	6.00	8.00
WAGG. LEADING SHAK	-	23.00	23.00

XIII. C. 2

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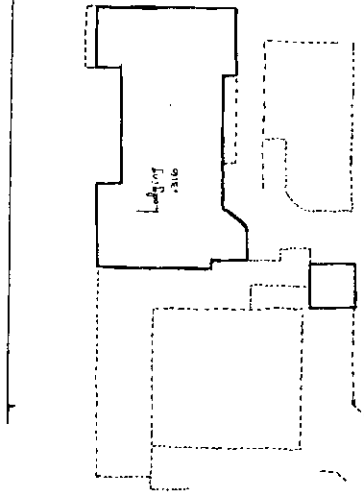
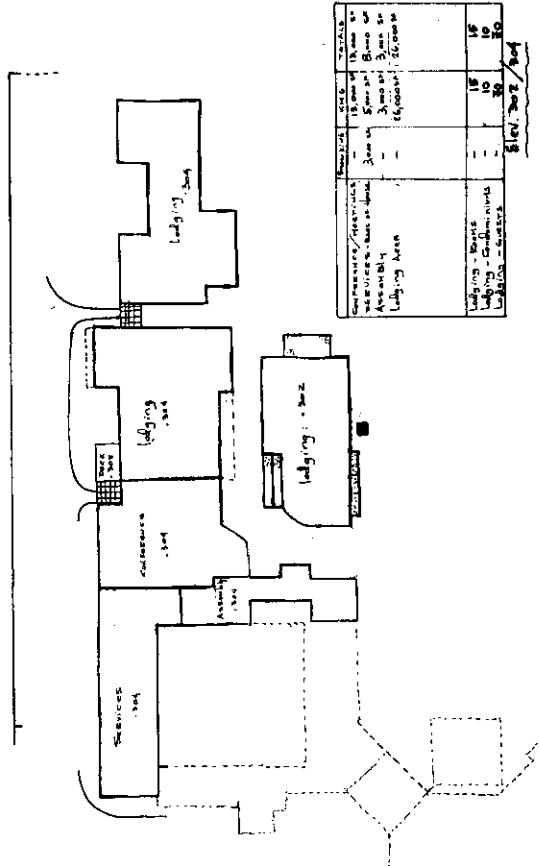
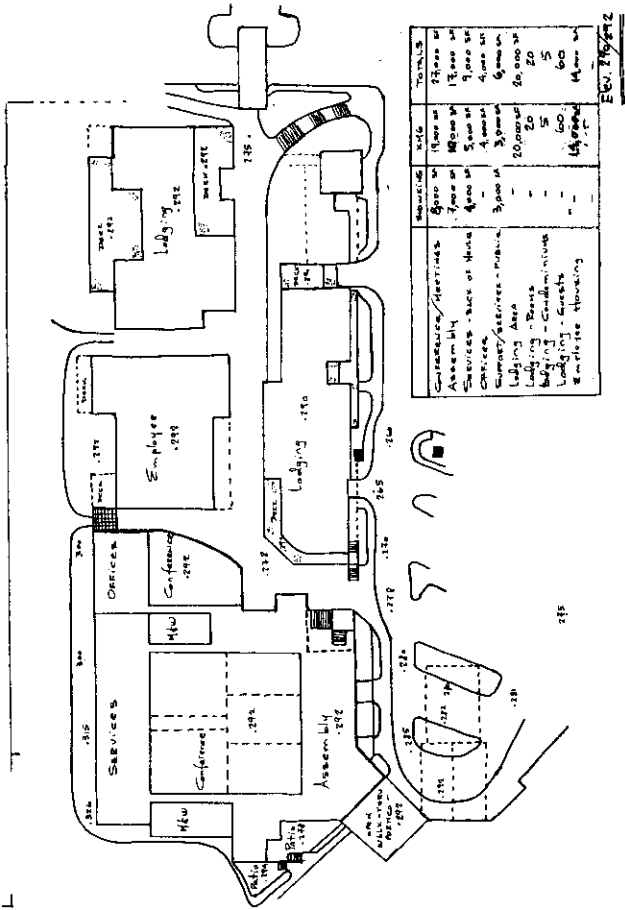
Sow King	Kids	Totals
25	220	245
Thorn at Barnes	13000	13000
Barnes	13000	13000
-	6000	6000

Packing Sires
Packing Cows
Dudley, Suffolk & Heath
Sons-in-law

F(2, 260) = 264

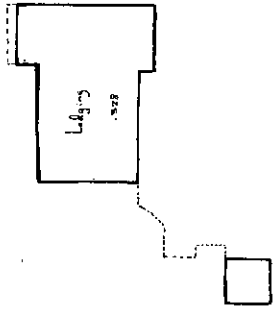


CONCEPTUAL BUILDING DESIGNS - SUB AREA 2



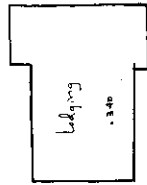
Component	Elevation	Area (sq. ft.)	Notes
Lodging Area	210	1,000	1,000 sq. ft.
Lodging - Rooms	210	1,000	1,000 sq. ft.
Lodging - Guests	210	1,000	1,000 sq. ft.

Elev. 210



Component	Elevation	Area (sq. ft.)	Notes
Lodging Area	210	1,000	1,000 sq. ft.
Lodging - Rooms	210	1,000	1,000 sq. ft.
Lodging - Guests	210	1,000	1,000 sq. ft.

Elev. 210



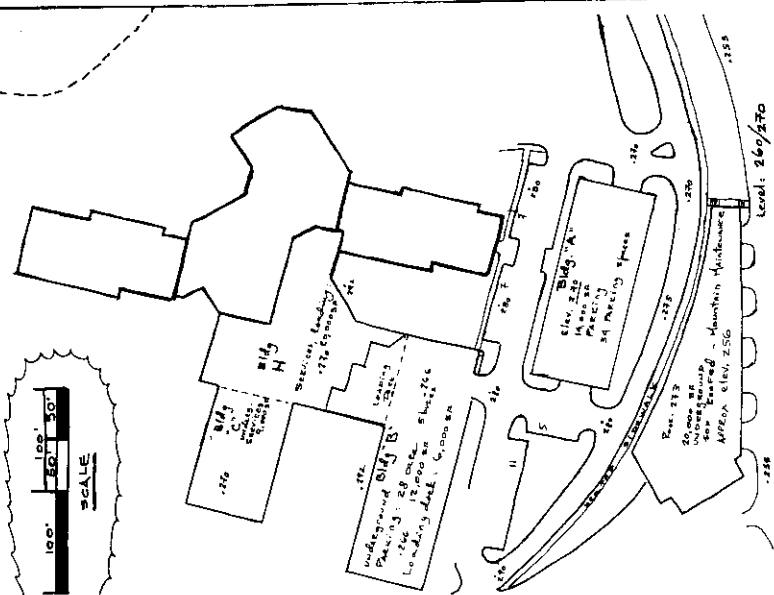
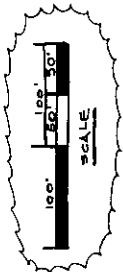
Component	Elevation	Area (sq. ft.)	Notes
Lodging Area	210	1,000	1,000 sq. ft.
Lodging - Rooms	210	1,000	1,000 sq. ft.
Lodging - Guests	210	1,000	1,000 sq. ft.

Elev. 210

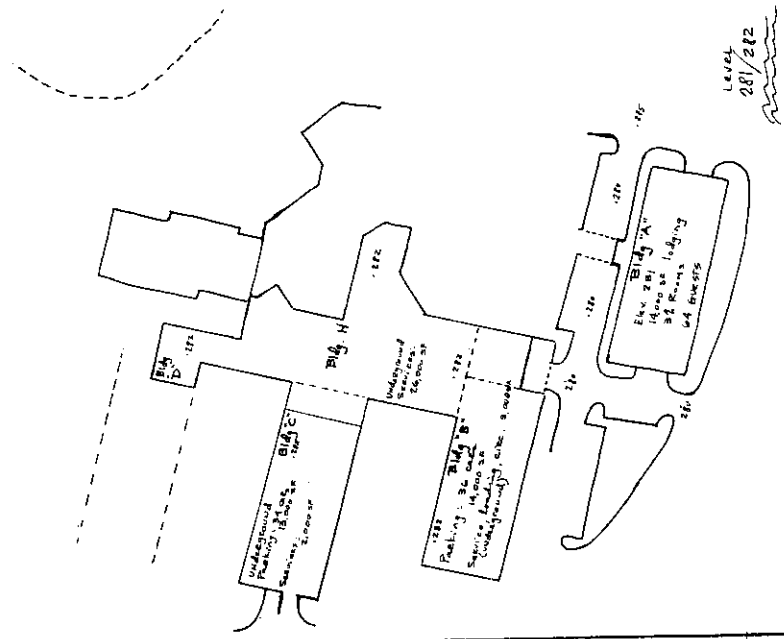
CONCEPTUAL BUILDING DESIGNS - SUB AREA 2

XIII, C. 3

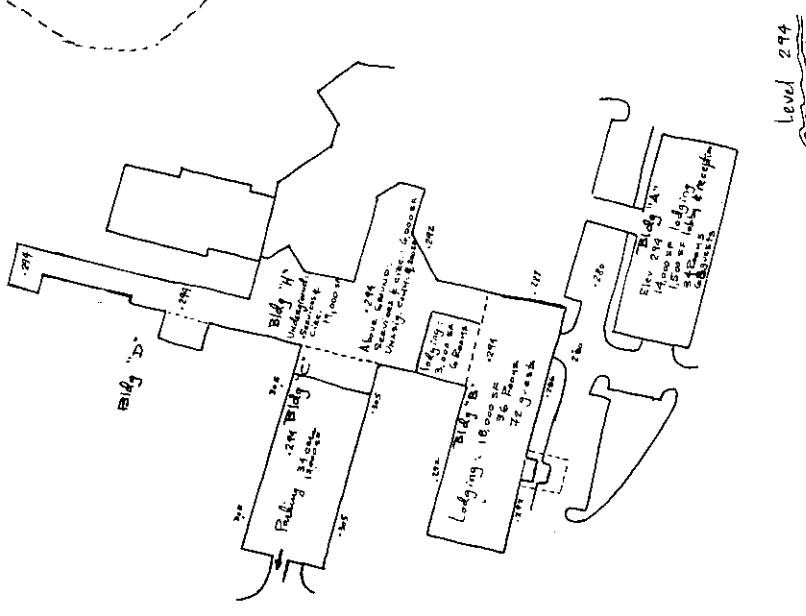
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Level: 294

